

December 15, 2015

Environmental Protection Agency Region 5
Attn: Mr. Matthew Didier
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507
Via Email: Didier.Matthew@epa.gov



Re: 1061 Menomonie Street Property, Eau Claire, Wisconsin
USEPA Brownfields Hazardous Materials Cleanup Grant

Dear Mr. Didier:

The University of Wisconsin-Eau Claire Blugold Real Estate Foundation, Inc., is pleased to submit this application for a USEPA Brownfields Hazardous Materials Cleanup Grant (\$200,000) for our property located at 1061 Menomonie Street in Eau Claire, Wisconsin. Our application includes responses to all threshold and ranking criteria as described within the FY16 application guidelines.

The Blugold Real Estate Foundation is a Wisconsin non-profit corporation organized by the UW-Eau Claire Foundation in 2015 for the purpose of receiving gifts of real estate for the benefit of the University of Wisconsin-Eau Claire. Together with other adjoining properties, the 1061 Menomonie Street property was gifted to the Foundation in December 2014 to serve as the future site of the Sonnentag Event and Recreation Complex. This future development is a much needed upgrade to the existing UW-Eau Claire facilities and will serve not only the university, but the City of Eau Claire and a regional population of approximately 330,000 people within a one-hour drive of the facility. The Blugold Real Estate Foundation, Inc., will use the requested Hazardous Materials Cleanup Grant funds to assist with cleanup of environmental contamination that resulted from over 100 years of industrial activities on the property. Cleanup and redevelopment of this property will serve to support the City of Eau Claire's priority redevelopment areas along the Chippewa River; reduce threats to local residents' health, welfare, and environment; help create new jobs; and further our mission of having a quality, sustainable place to live and work, to grow our local businesses, and to collaborate with local private and government organizations.

A. Applicant Identification: The applicant for the EPA Brownfields Hazardous Materials Cleanup Grant monies is the Blugold Real Estate Foundation, Inc., located on the UW-Eau Claire campus at 105 Garfield Street, Schofield 214, Eau Claire, Wisconsin 54701.

B. Applicant DUNS Number: 080053683 SAM CAGE Code: 7HBHO

C. Funding Requested:

- i. Grant Type: Cleanup
- ii. Federal Funds Requested: \$200,000. A cost share waiver is not being requested.
- iii. Contamination: This application is for a Brownfields Hazardous Materials Cleanup Grant to be used for the cleanup of the 1061 Menomonie Street property which is targeted for remediation and redevelopment as the Sonnentag Event and Recreation Complex.

- D. Location:** The City of Eau Claire is located in west-central Wisconsin and is the county seat of Eau Claire County. Eau Claire is located in western Wisconsin approximately 90 miles east of Minneapolis and St. Paul, Minnesota. Downtown Eau Claire is centered on the confluence of the Eau Claire and Chippewa Rivers. Eau Claire serves as a retail, commercial and industrial center for surrounding communities and local farms within a 75-mile radius and is the principal city of the Eau Claire Metropolitan Area. The targeted community consists of the commercial, light industrial and residential neighborhoods along the Chippewa River corridor and Menomonie Street and includes the Historic Randall Park Neighborhood.
- E. Property Information:** The property is the former County Materials Corp. facility located at 1061 Menomonie Street in Eau Claire, Wisconsin 54703 and was gifted to the Bugold Real Estate Foundation, Inc., in December 2014. The property is located between Menomonie Street to the north and the Chippewa River to the south.

F. Contacts:

Project Director

Mr. Coby Kohn, Chief Financial Officer
105 Garfield Avenue, Schofield 214
Eau Claire, WI 54701
Phone (715) 836-2000
Fax: (715) 836-4375
Email: kohncooby@uwec.edu

Chief Executive

Ms. Kimera Way, Executive Director
105 Garfield Avenue, Schofield 214
Eau Claire, WI 54701
Phone (715) 836-5180
Fax: (715) 836-2902
Email: waykk@uwec.edu

G. Date Submitted: December 15, 2015, via Grants.Gov

H. Project Period: Three years

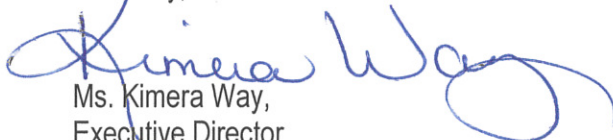
I. Population:

- i. The City of Eau Claire population as a whole is 67,684 persons (2014 estimate, State & County QuickFacts, U.S. Census Bureau, available from quickfacts.census.gov).
- ii. The Target area for this grant is the Chippewa River Corridor portion of the city and includes the Historic Randall Park Neighborhood and the Menomonie Street Corridor. The approximate population of this area is 7871 persons.

J. Other Factors Checklist: Please see attached.

Thank you for consideration of our grant application materials. We trust you will find them complete and worthy of an award.

Sincerely,



Ms. Kimera Way,
Executive Director
Bugold Real Estate Foundation, Inc.

Enclosure

Cleanup Other Factors Checklist

Name of Applicant: Blugold Real Estate Foundation, Inc.

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| Other Factor | Page # |
|---|---|
| <i>None of the Other Factors are applicable.</i> | |
| Community population is 10,000 or less. | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Targeted brownfield sites are impacted by mine-scarred land. | |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | X Page 8, 9 and Att. D |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | X Page 5 |
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation. | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

Blugold Real Estate Foundation FY16 EPA Cleanup Proposal – 1061 Menomonie St., Eau Claire, WI

1. Community Need [20 Points]

a. Target Community and Brownfields [8 Points]:

Targeted Community Description – The City of Eau Claire, located in northwestern Wisconsin about 85 miles east of Minneapolis-St. Paul, Minnesota, was incorporated in 1872 and currently has a population of over 67,684 persons. The community has a diverse and expanding economic base in manufacturing, information technologies, health care, and retail trade. The city is home to the University of Wisconsin-Eau Claire (UW-EC), Chippewa Valley Technical College (CVTC), and Immanuel Lutheran College. Eau Claire offers plentiful opportunities for outdoor recreation, and its location at the confluence of the Chippewa and Eau Claire Rivers is one of the City's greatest assets. During the initial settlement era, these rivers served as opportunities for commerce, power, water supply and disposal. Unfortunately, the historic waterfront buildings do not take advantage of the amenity of the riverfront. In several locations, the river is lined with blank backs of buildings, parking lots, obsolete industries, trash storage, and vacant private spaces. The former County Materials Corp. property, the subject of this Cleanup Grant application, is one of those properties. As a small community with a limited municipal budget, the City of Eau Claire cannot undertake redevelopment of Brownfields properties without public/private partnerships, such as the Blugold Real Estate Foundation, Inc. Supplemental federal assistance through this EPA Cleanup Grant is critical to resolving environmental issues that have resulted from over 100 years of industrial activities and to prepare these properties for redevelopment.

The City of Eau Claire target redevelopment area is an approximately 3.5 mile long corridor that winds along the Chippewa River through central Eau Claire and stretches from just south of Dells Pond at the northern boundary to the West Clairemont Avenue bridge and Menomonie Street intersection at the southwestern boundary. The Chippewa River Corridor consists primarily of commercial and residential neighborhoods with older industrial sites interspersed along the length of the corridor. For the purposes of analyzing demographic data, this corridor roughly consists of block group 5 of census tract 14, block groups 2, 3, 5, and 6 of census tract 12, block group 1 of census tract 11.01, and block group 1 of census tract 6. The County Materials Corp. property is located along the west end of this corridor at 1061 Menomonie Street. Land use concerns for this property were identified in the 2015 Eau Claire Comprehensive Plan (<http://www.eauclairewi.gov/departments/community-development/planning/comprehensive-plan>). In this plan, emphasis is placed on redevelopment, urban infill, and downtown renewal.

Despite a downturn in manufacturing, a few isolated properties along the scenic riverfront, such as the former County Materials Corp. site, continue to serve as outliers of industrial activity. The property is situated between the picturesque Chippewa River along its southern border, the heavily used Carson Park recreation area to the north, and the Historic Randall Park Neighborhood residential and commercial area to the east. The heavy traffic from large trucks entering and exiting the facility, along with the large amount of dust and other suspended particulates caused by the truck traffic, create physical and health hazards for the children and nearby residents as well as individuals using the Chippewa River State bike and pedestrian trail that rims the brownfield sites' western and southern property boundaries. The use of this property for industrial activity is incompatible with the surrounding residential and recreational land uses.

The updated 2014 Historic Randall Park Neighborhood Plan (http://randallparkneighborhood.com/upload/Neighborhood_Plan.pdf) states that the neighborhood is one of the oldest inner-city residential areas in Eau Claire, with many of the homes built when the City was first settled between 1870 and the early 1900s. Prior to the 1950s, the area was a stable neighborhood with predominately single-family homes

conveniently located across the river from what is now the University of Wisconsin-Eau Claire campus to the south and the downtown central business district to the east. In the 1960s, the neighborhood began to experience a gradual transition, with the conversion of many single-family homes to rental units for UW- Eau Claire students. The rapid increase in enrollment at the University during the 1960s led to an increase in demand for student housing in the area. As the student population grew, families moved out, resulting in a general decline in the appearance and upkeep of the area as homes were converted into rentals, resulting from deferred maintenance on many properties and insensitive remodeling of older homes. The neighborhood also experienced increased pressures due to the added population density that came with rental conversions. Problems included congested street parking, higher traffic volumes on some streets, vandalism, late night noise complaints, and increased trash and litter. The presence of the County Materials Corp. industrial site contributes to the lack of community and depressed property values.

Demographic Information – Demographic data for the Target area (Chippewa River Corridor), City of Eau Claire, Eau Claire County, Wisconsin and the US is presented in Table 1. The data indicate that the median family income in Eau Claire is well below the median family income for Wisconsin and the U.S. as a whole and also has a higher poverty rate. While specific data for the Historic Randall Park Neighborhood is not available, it tends to show that the area is underserved due to the number of rental units and the transient nature of the population.

Table 1. Demographic Profile

| Demographics | Chippewa River Corridor ¹ | Eau Claire | Eau Claire County | Wisconsin | United States |
|---|--------------------------------------|------------|-------------------|-----------|---------------|
| Total Population ² | 7,871 | 67,684 | 101,564 | 5,757,564 | 318,857,056 |
| Unemployment ^{4,5} | NA | 3.1% | 3.0% | 3.6% | 5.1% |
| Poverty Rate ² | 37% | 19.4% | 13.7% | 13.2% | 14.8% |
| % Minority ³ (White alone, non-Hispanic) | 11.7% | 9.7% | 7.9% | 16.7% | 36.3% |
| Median Household Income (2009-2013) | \$19,912 | \$43,090 | \$48,090 | \$52,413 | \$53,046 |
| Per Capita Income | \$15,104 | \$23,459 | \$25,287 | \$27,523 | \$28,155 |
| ¹ The Target Community includes residents of the Menomonie Street Corridor and Historic Randall Park Neighborhood. ² Source: U.S. Census 2014 (www.census.gov/quickfacts) ³ Source: U.S. Census 2010 (www.census.gov/quickfacts) ⁴ Source: U.S. Bureau of Labor Statistics from September or October, 2015, seasonally unadjusted rate (www.bls.gov) ⁵ Homefacts, Sept. 2015 (www.homefacts.com/unemployment/Wisconsin/Chippewa-County/Eau-Claire.html) | | | | | |

Description of Brownfields – Brownfields are prevalent throughout Eau Claire. A large concentration of historic buildings date from the late 19th and early 20th century; most concentrated in the historic downtown area and along the Chippewa River corridor. Regrettably, due to economic challenges spanning decades, many of these buildings have not received the maintenance they need. Additionally, given their advanced age, several have contamination that is a threat to the environment and human health. In addition to the County Materials Corp. property, other brownfields along the Chippewa River corridor include properties in the 30-acre West Bank Redevelopment District along Oxford Street to the north, the North Barstow Street Redevelopment District in downtown Eau Claire and the 50-acre Menomonie Street area which includes the County Materials Corp. property (see <http://www.eauclairedevelopment.com/redevelopment/>) and the

2015 Eau Claire Comprehensive Plan.

The targeted brownfield site for this Cleanup Grant, the County Materials Corp. site is a 13.2-acre former manufacturing site located on the north bank of the Chippewa River in the heart of Eau Claire. Since 1941, the subject property has been used for the manufacturing of concrete blocks and pre-stress concrete wall panels and bridge girders. Sanborn™ fire insurance maps and city directories also indicate that the subject property was previously occupied by a foundry, saw mill, street car/bus barn, tractor and equipment sales, trucking business, boat manufacturing facility, filling station, a confectioner, and several residences.

Results of a February 2015 Phase 2 site assessment indicate that concentrations of RCRA metals (arsenic, chromium and lead), various PAHs and VOCs are present above established direct contact standards in soils across the site to a depth of four feet. Monitoring well sampling indicated that groundwater has not been impacted by these analytes at concentrations above the established standards (Wisconsin Administrative Code NR 140 and 720). The present condition of the site allows contamination to spread outside the site boundaries and into the surrounding neighborhoods. Truck traffic can track the metal and PAH-impacted soil into the streets when the soil becomes entrained in the truck tires. More ominous is the large amount of heavy metal and PAH-contaminated dust and particulates entrained in the air that spreads across the neighborhoods, potentially causing or increasing the severity of asthma in nearby residents. Furthermore, there are no site access restrictions along Menomonie Street (north property boundary) to prevent children or trespassers who may cross the site to attempt to access the Chippewa River and become exposed to impacted soils through direct contact. Located on the banks of the Chippewa River, the unpaved site is also a potential source of sedimentation to the river. In addition, portions of the site are within the 100-year floodplain (FEMA, February 4, 1998, Community Panel No. 550128 0015 D). Based on these factors, the former County Materials Corp. site presents an on-going threat to public health and safety and is in need of remediation.

Cumulative Environmental Issues – The presence of brownfield properties along the Chippewa River corridor, including the County Materials Corp. site represents a significant environmental justice concern. Eau Claire's impoverished and minority residents are concentrated along this corridor; thus, exposing these populations to an increased environmental and health hazard. Residential areas within the target area adjoin various functioning and defunct industry and underused/vacant commercial spaces. Compared to the City of Eau Claire as a whole, residents near the site and within the target area are disproportionately affected by the following environmental issues and concerns:

- *Ingestion/Inhalation of Contaminated Soil.* Potential ingestion, inhalation, and dermal contact with contaminated soil present a public health risk. Our most common soil contamination is from metals, volatile organic compounds (VOCs), and semivolatile organic compounds (SVOCs) from contaminated historic fill and industrial operations, particularly evident on the former County Materials site.
- *Vapor Intrusion.* Chemical vapor migration into old buildings, such as the many existing County Materials buildings, from contaminated soil and potentially groundwater is a concern given the elevated water table, potential for flooding and history of gas stations and old foundries in the County Materials Corp. site area.
- *Safety, Shelter, and Accessibility Impacts from Blighted Brownfields.* The prevalence of brownfields and dangerous abandoned buildings creates an unwelcoming environment that reduces outdoor family activity, discourages walking, increases petty crime, and contributes to the decline of housing value and quality.
- *Air and Noise Pollution and Accessibility from Transportation Corridors.* West Clairemont Avenue borders our target area and is a major state highway carrying 22,400 vehicles daily at the nearest intersection of Menomonie Street (<https://trust.dot.state.wi.us/roadrunner/>). This intersection, one of the two busiest intersections in the downtown, increases noise pollution and air pollution – including increased ground-level

ozone and fine particulate matter, which may negatively impact residential health in our target area.

- *Impacts to Groundwater.* Contaminants in the soil have the potential to leach through the high permeability sand and gravel soils at the site into the groundwater.
- *Impacts to Surface Water.* The unpaved surface of the site and location of the site along the banks of the Chippewa River can cause significant sedimentation of the Chippewa River from runoff during storm events and/or flooding from the Chippewa River.

Other cumulative environmental concerns that disproportionately impact our sensitive populations and as referenced in the 2015 Eau Claire County Health Profile

(<https://www.dhs.wisconsin.gov/stats/phprofiles/eauclaire.htm>) include the following:

- *Drinking Water.* Above the average nitrate levels in drinking water for the State of Wisconsin.
- *Childhood Lead Levels.* Approximately 2% of children have blood lead levels in excess of 5 µg/L
- *Asthma.* Residents visit emergency rooms for asthma at a rate of 230 per 100,000 people.
- *Lung Cancer.* The lung cancer rate is 52.2 cases per 100,000 people.
- *Radon.* 34% of the tests for radon, a class A carcinogen, were greater than 4 pCi/L (picocurie per liter) based on 2015 Eau Claire County radon information (http://county-radon.info/WI/Eau_Claire.html).

b. Impacts on Targeted Community [5 points]

A number of children and senior citizens live in close proximity to the former County Materials Corp. site. The present site condition allows contamination to spread outside the site boundaries and into the surrounding neighborhoods. Truck traffic can track the metal and PAH-impacted soil into the streets when the soil becomes entrained in the truck tires. More ominous is the large amount of heavy metal and PAH-contaminated dust and particulates entrained in the air that spreads across the neighborhoods potentially, causing or increasing the severity of asthma in nearby residents. Furthermore, there is no restriction to children or trespassers who may cross the site to access the Chippewa River and become exposed through direct contact to impacted soils. Given the presence of contaminated soils and the proximity to residents and recreational users, the potential exists for a major adverse impact on the target area immediately around the site. The County Materials Corp. site is underutilized, has an incompatible land use compared to the surrounding residential and recreational area and has a negative impact on the economic and public health and welfare of the target community. Cleanup of over 100 years of industrial activities will reduce these threats to local residents' health, welfare, and environment and redevelopment will serve to support the City of Eau Claire's priority of redeveloping the Chippewa River corridor.

c. Financial Need [7 points]

i. Economic Conditions (3 points)

Approximately 12% of Eau Claire's population is located within the Chippewa River corridor, and as evidenced by the preceding demographic data in Table 1, the population in this area of Eau Claire is not financially influential. The City of Eau Claire itself has a median household income and a per capita income that are far lower than the state and national averages and poverty rates that are higher. In addition, the median household income in the targeted area (\$19,912) is over 54% lower than the median household income in the City (\$43,410). Similarly, the per capita income is 36% lower and the poverty rate is nearly twice as high. When compared to the State of Wisconsin, the median household income in the targeted area is 62% lower and the City of Eau Claire is 18% lower. Moreover, the Chippewa River corridor area has a higher percent of minority residents (11.7% versus 10.5% City-wide and 7.9% county-wide).

In addition to the widespread soil contamination and blighted buildings, the City of Eau Claire suffers from a weak economic recovery in the wake of the recession, including a lackluster housing industry, low wages, and multiple business closures. According to Worknet.Wisconsin.gov, unemployment rates in Eau Claire

peaked at 8.7% during the bottom of the Great Recession in 2009. Like the rest of the state, Eau Claire's recovery since 2009 has been weak. Although the current unemployment rate of 3.1% has dropped to at or near pre-recession levels and is below the national average of 5.1% (see Table 1), median household incomes remain well below the state level at 62% for the target area and 18% for the City of Eau Claire.

Like many other communities, Eau Claire was significantly affected by the collapse of the housing and construction industry in 2008. On average, 163 building permits were issued per year for new, single-family residential construction in Eau Claire between 1997 and 2006. From 2007 to 2012, that number decreased by 72% to an average of only 45 permits per year (Eau Claire Community Development Department Records). In addition to a continued lag in residential construction, Eau Claire has recently experienced several large business closures. Between 2012 and 2013, six Eau Claire businesses closed, resulting in a loss of more than 700 jobs (data from worknet.wisconsin.gov). Most notable is closure of the Eau Claire-based Community Health Partnership, which provided long-term care services to over 2,700 low-income elderly and disabled people in Eau Claire and the surrounding communities. The agency closed in September 2012, resulting in lay-offs of more than 350 people.

Unlike units of government that rely on tax revenue, the Blugold Real Estate Foundation, Inc. is a small 501(c)3 nonprofit organization and relies on real estate and financial gifts to support our mission of purchasing and developing real estate for the UW–Eau Claire (UWEC). Our development initiatives, although targeted for the UWEC, benefit our city and residents by improving the retail environment and value of properties downtown, creating jobs, attracting visitors to the community and forging public/private partnerships. Because local financial resources are limited and local Brownfields sites are numerous, assistance from this EPA Cleanup grant will provide a much needed boost for this project.

ii. Economic Effects of Brownfields (4 points)

The City of Eau Claire and the Chippewa River corridor contain a higher percentage of families below the poverty line and significantly lower median family incomes than the Wisconsin and U.S. as a whole (see Table 1). Economic challenges in the target area reflect the income disparities and other challenges faced by sensitive populations. The target area includes industrial operations adjacent to residential neighborhoods, causing land use conflicts and noise, traffic safety, and air pollution concerns. Vacant buildings, underutilized and incompatible land uses, and contaminated lands pose obstacles to redeveloping the Menomonie Street western gateway to the proposed recreation and events district highlighted in the 2015 Eau Claire Comprehensive Plan.

The presence of several brownfield sites in the Eau Claire downtown district tends to depress property values. Blighted buildings and vacant industrial lots feed in to negative impressions that drive potential businesses and customers away from our downtown. For decades properties like the former County Materials Corp. site are representative of this kind of neglect. Vacant and underutilized buildings have lower appraised values and tend to contribute to a reduced tax base and an increased incidence of vandalism. Every building allowed to go empty translates directly in to businesses never started and jobs lost. When sites like the former County Materials Corp. site are allowed to go unutilized, critical business sectors for the city continue to degrade with depressed property values and burdening costs to maintain vacant properties. This cycle of neglect feeds on itself and more properties have become vacant and the community is directed away from the city's core.

2. Project Description and Feasibility of Success [30 points]

a. Project Description [15 Points]

i. *Existing Conditions* (5 Points) – The proposed cleanup encompasses a 21-acre area that includes the 13.2-acre 1061 Menomonie Street site and the west adjoining 7.8-acre former Country Materials Corp.

property at 1111 Menomonie Street. Separate EPA Brownfield Cleanup grant applications have been submitted for each parcel. These parcels are located in the South ½ of the Southwest ¼ of Section 19 and the North ½ of the Northwest ¼ of Section 30, Township 27 North, Range 9 West, in the City of Eau Claire, Eau Claire County, Wisconsin. The 1061 Menomonie Street parcel is the subject of this application.

The former owner, County Materials Corp. currently uses the properties for offices, warehousing and retail sales of previously produced concrete blocks and other products associated with former manufacturing. The company is in the process of relocating to a new location and will vacate the property in 2016. A vehicle maintenance shop also continues to operate, and includes new and used oil ASTs, a parts washer, and several stored drums of petroleum products. The subject property was formerly used by Fehr Concrete for similar operations from the early 1940s until the early 1990s. Other past uses of the subject property with approximate dates of operation, as indicated by Sanborn™ fire insurance maps and city directories, include a saw mill (1800s to early 1900s), boiler factory (1800s to early 1900s), iron foundry (1800s to early 1900s), brass foundry (1800s to early 1900s), chilled iron plow factory (1800s), box and crate factory (1800s to 1926), streetcar and bus garage (1800s to 1935), filling station (1930-1941), tractor and equipment sales (1941-1973), trucking facility (1941-1978), and boat factory (1926-1935) in addition to several residential dwellings.

A Phase II investigation was completed in February 2015 to determine the environmental impacts of over 100 years of industrial activity at the site. Results from soil samples at 24 probe locations revealed detections of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs) and Resource Conservation and Recovery Act (RCRA) metals in soils. Several compounds in these contaminant groups were found to exceed compound-specific Residual Contaminant Levels (RCLs) for the direct contact pathway in non-industrial and industrial scenarios, and the groundwater pathway, as calculated using the Wisconsin Department of Natural Resources (WDNR) Remediation & Redevelopment Program's RCL Spreadsheet in accordance with Chapter NR 720, Wisconsin Administrative Code. These compounds included benzene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, fluoranthene, fluorene, indeno(1,2,3-cd)pyrene, phenanthrene, pyrene, arsenic, lead and selenium. Additional discussion on these findings is included section 3.b.(b) of Attachment A – Threshold Criteria. In summary, shallow soils from 0 to 4 feet below ground surface on the property appear to consist of fill materials contaminated with PAHs and metals in concentrations that exceed NR 720 RCLs for direct contact in a non-industrial setting. The proposed redevelopment of the property will be for non-industrial use; therefore, site investigation values were compared to the non-industrial standards. Given the intermingled nature of the contamination at the site, it will be difficult during site excavation to differentiate between clean and contaminated material. As a result, it is anticipated that any soil removed from the site during redevelopment will require management as a solid waste.

In addition, there are 8 large industrial buildings on this site and the adjoining 1061 Menomonie Street property. These buildings include a block/aggregate plant, steam generation and dry storage, mortar shed, office/retail shop, graze mixing and warehouse, rebar shop, dry storage and glaze, burnish and girder plant. Buildings were constructed between the 1930 and 1990s building and contain asbestos based on inspections completed in a *November 2015 Asbestos, Lead Paint & Hazardous Materials Assessment*.

ii. Proposed Cleanup Plan (10 points) – The Blugold Real Estate Foundation, Inc. will use EPA Cleanup Grant funds to conduct remediation and prepare the site for redevelopment as the \$60 plus million dollar Sonnentag Event Center and Recreational Complex. Coupled with assistance from this EPA Cleanup grant, the Blugold Real Estate Foundation, Inc., together with its partners, the UW-Eau Claire, the Eau

Claire YMCA and the Mayo Clinic Health System-Eau Claire Foundation, Inc. and a real estate/monetary gift from the Sonnentag Foundation will help transform this property into the Sonnentag Event Center and Recreational Complex. A conceptual plan of this future development is available at <http://www.weau.com/home/headlines/UW-Eau-Claire-project-partners-reveal-plans-for-event-center-337990722.html> (see Attachment D – Documentation of Leveraged Funds).

A comparative analysis (advantages and disadvantages) of various remedial alternatives was performed with respect to the hydrogeologic conditions and contaminant types and concentrations at this site. This comparative analysis is included in the draft ABCA presented in Attachment F. Based upon this analysis, the recommended remedial approach for this site is **Option 2 - Containment using an engineered barrier**. Removal of existing buildings, foundations, pavements and associated asbestos abatement will be completed under a separate action prior to implementation of the alternative recommended in this ABCA.

Approximately 27,500 cubic yards of clean soil will be imported from an adjacent site to cap areas of direct contact threat and bring the site to required grades prior to construction. Materials used for cap construction are common and readily available. Containment using an engineered barrier is a relatively inexpensive method of site remediation and will provide the added benefit of elevating portions of the site out of the 100-year floodplain. Costs for cap construction will include the materials, labor, permitting, and periodic maintenance of an impermeable or vegetative cover. Institutional controls, such as GIS registry and land use restrictions, will likely be part of any integrated remedial alternative involving containment. This cleanup approach will eliminate exposure pathways using WDNR-approved remedial actions that are both economical and achieve redevelopment goals. Capping will be an effective means to minimize human direct contact with contaminated soils and mitigate vertical infiltration of precipitation through contaminated materials. Although this alternative does not actively reduce contaminant volume, toxicity or mobility, capping will be part of the overall remediation strategy for this site during redevelopment. The cap will be an integral and permanent site feature that will incorporate proposed buildings, parking lots and landscaping and will be carefully documented. Limited soil excavation with on-site relocation or off-site disposal may be required if the geotechnical properties of the fill are unsuitable for construction. During construction, the site will be secured with fencing to protect nearby sensitive populations and the general public and aggressive erosion and dust control measures will be implemented.

b. Task Description and Budget Table [10 Points]

Task 1 – Programmatic Activities: This includes programmatic activities involved with providing construction contract management, preparing quarterly and annual budget and progress reports, updating information in EPA's ACRES database, and managing the cleanup schedule and budget.

Task 2 – Remediation Design: This includes preparing a QAPP, HASP and remedial action plan specifications and bidding documents. Specifications will include plans for building demolition, contaminated soil excavation and disposal, backfilling, site grading, site erosion control measures, and site restoration. Bidding documents will include requirements for insurance, construction contracts, submittal requirements, wage rates, and other items pertinent to completion of remedial action work.

Task 3 – Remediation: This includes completing demolition, soil excavation and disposal, placement of backfill, site restoration, maintenance of erosion control measures, and closeout of the construction contract. This task also includes construction oversight, collecting soil confirmation samples and documenting remedial actions in a final Remedial Action Construction Report.

Task 4 – Regulatory Coordination/Closure: This includes coordination with the EPA and WDNR to establish cleanup criteria and remedial action objectives, preparing a remedial action documentation report, submitting a case close request and associated GIS Registry documents to the WDNR, applying for permits, and paying regulatory fees.

Task 5 – Community Involvement: This includes providing preparing fact sheets and communicating the status and progress of the former County Materials Corp. parcel cleanup progress. Project updates will be posted on the City website and status updates will be provided to property owners in the neighborhood adjoining this property.

Table 2 – County Materials Property -1061 Menomonie Street, Eau Claire, WI - Cleanup Grant Budget

| Budget Category | Task 1 Programmatic Activities | Task 2 Remedial Design | Task 3 Remedial Action | Task 4 Regulatory Coordination | Task 5 Community Involvement | Total |
|-----------------|--------------------------------------|------------------------------|------------------------------|--------------------------------------|------------------------------------|-----------|
| Personnel | | | | \$1,000 | \$1,500 | \$2,500 |
| Fringe Benefits | | | | | | |
| Travel | | | | | | |
| Equipment | | | | | | |
| Supplies | | | | | \$500 | \$500 |
| Contractual | \$5,000 | \$6,500 | \$180,500 | \$5,000 | | \$197,000 |
| Other | | | | | | |
| Federal Total | \$5,000 | \$6,500 | \$180,500 | \$6,000 | \$2,000 | \$200,000 |
| Cost Share* | | | | | | \$40,000 |
| Total Budget** | | | | | | \$240,000 |

*Note that the cost share provided by the Foundation will be distributed according to the needs of the project and funds may be provided in the form of general funds, in-kind services, grants or other sources.

**The actual project budget will vary depending on the results of the ABCA/RAOR remedial option process, final selected remedial action alternative and contractor bids.

c. Ability to Leverage Funds [5 Points]

The Blugold Real Estate Foundation, Inc. will leverage several sources of funding to complete site cleanup and redevelopment activities. In addition to the EPA cleanup grant funds (\$200,000), the Foundation will provide the required 20% match (\$40,000). These funds will be applied directly to the cleanup option recommended in the ABCA. In addition, the Foundation will fund cleanup costs that exceed the grant budget (EPA funds and the 20% match). Prior to cleanup, funding will be necessary to conduct building, foundation and pavement removal as well as asbestos and lead-based paint abatement. This work will be funded by a Wisconsin Economic Development Corporation (WEDC) Industrial Site Redevelopment Grant. Eau Claire County applied for this grant in cooperation with the Foundation in December 2015. Fundraising is on-going for the Sonnentag Event Center and Recreation complex. Current funding is at \$16,700,000. Table 2 is a summary of leveraged funds for the cleanup and redevelopment project. Documentation of leveraged funds is in Attachment D and Attachment C (YMCA support letter).

Table 3: Brownfield Cleanup Grant Leverage

| Funding Source | Description | Value |
|---|---|---------------------------|
| <i>Leverage for Grant Work Plan and Related Cleanup Activities</i> | | |
| 1. UWEC- Foundation | Budget dedicated to matching two USEPA Cleanup grants | \$80,000 ² |
| 2. UWEC- Foundation | Cleanup costs that exceed work plan budget | \$97,000 ² |
| 3a. WEDC | (WEDC) Industrial Site Redevelopment Grant in process | \$500,000 ¹ |
| 3b. UWEC- Foundation | (WEDC) Industrial Site Redevelopment Grant match | \$1,000,000 ² |
| Subtotal | | \$1,677,000 |
| <i>Leverage for Sonnentag Event Center and Recreation Complex</i> | | |
| 4. YMCA | Current pledged funds | \$6,700,000 ² |
| 5. Sonnentag Foundation | Sonnentag Foundation real estate and financial funding gift | \$10,000,000 ² |
| 6a. WEDC Grant | WEDC Brownfield Redevelopment Grant | \$500,000 ¹ |
| 6b. UWEC- Foundation | WEDC Brownfield Redevelopment Grant match | \$500,000 ¹ |
| Subtotal | | \$17,700,000 |
| TOTAL | | \$19,377,000 |
| 1 Funding sought (not yet committed) | | |
| 2 Funding committed and or pledged | | |

3. Community Engagement and Partnerships [15 points]**a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress [5 points]**

Community involvement in the cleanup and redevelopment process is a primary objective of the Foundation, the City of Eau Claire and our other partners. While developing the City's 2015 Comprehensive Plan, the City conducted extensive communications with the residential and business community and considered the UW-EC masterplan (<http://www.uwec.edu/facprojects/masterplan.htm>) which called for the construction of a new events center. The public participation plan included monthly steering committee meetings (public noticed), periodic subcommittee meetings, community open houses, local news media programs, website, flyers, and community newsletters.

In association with this cleanup grant application, the Blugold Real Estate Foundation, Inc. placed a public notice in the local newspaper (Eau Claire Leader Telegram) on December 1, 2015 and posted a notice in the UW-Eau Claire student newspaper, The Spectator. The Cleanup Grant application and the draft ABCA were made available for review at the UW-Eau Claire McIntyre Library, the City of Eau Claire L.E. Phillips Public Library, and online at <http://www.uwec.edu/foundation/>. A public meeting was held on December 14, 2015 on the UW-Eau Claire Campus to describe the draft ABCA and grant application and to receive comments. No comments were received during the comment period and no one from the general public attended the meeting. Community notification, public meeting comments and responses to comments are included in Attachment E.

Following grant award, the Blugold Real Estate Foundation, Inc. is committed to engaging the community during the cleanup and redevelopment process as the site transitions to the new Sonnentag Event Center and Recreational complex. Community engagement might take the form of public meetings, legal notices, e-blasts and use of social media, posting project documents and updates on the Foundation website and

placing documents in the UW-Eau Claire McIntyre Library and the City of Eau Claire L.E. Phillips Public Library. Representatives of our government agency and community based partners/stakeholders will be actively involved in this process.

b. Partnerships with Government Agencies [5 Points]

Close and positive cooperation exists between Blugold Real Estate Foundation, City and County of Eau Claire, the Wisconsin Department of Economic Development (WEDC), and the Wisconsin Department of Natural Resources (WDNR). Several Brownfield redevelopment and planning grants have already been awarded by these agencies and implemented by the City of Eau Claire and in cooperation with the Foundation. All of these agencies have expressed their support for redevelopment of the County Materials Corp. site in "Green Team" meetings with our Foundation staff and will continue to stay involved throughout the redevelopment process. Being responsible for implementing the laws of the state and, where applicable, the laws of the federal government that protect and enhance our natural resources, the WDNR will play an important role when Remedial Option/Remedial Action plans are prepared and site remediation commences. The City of Eau Claire will be responsible in approving zoning and redevelopment plans as the project enters the redevelopment phase. Both the WDNR and the City of Eau Claire (Council President and City Manager) have provided support letters for this project (see Attachments B and C respectively). In addition, Eau Claire County has supported the project through applying for a WEDC grant on behalf of the Foundation (see Attachment D).

c. Partnerships with Community Organizations [5 Points]

The Foundation has strong community based support for this project. A Memorandum of Understanding (MOU) forges the development partnership between the Foundation, YMCA and the Mayo Clinic Health System-Eau Claire (see Attachment D). In addition, the Sonnentag Foundation has gifted the property and pledged financial support for the project partnership (see Attachment D). Under the MOU, the Eau Claire YMCA will partner with the UW-Eau Claire Blugold Real Estate Foundation to develop the Sonnentag Event Center and Recreation Complex. Some of the donated Menomonie Street land will be the site of a new YMCA, to replace the current YMCA facility on Graham Avenue in Eau Claire. In addition to serving area residents, the new YMCA facility will serve as a recreation center for UW-Eau Claire students. The Mayo Clinic Health System-Eau Claire will collaborate with the YMCA to provide City-wide health initiatives and a wellness clinic. Our research has not been able to locate a similar partnership anywhere in country that incorporates a university event center with a combined university/YMCA fitness and activity center, along with an aquatic center that also incorporates an internationally recognized medical organization's community health and wellness center. Numerous other community organizations have voiced their support in the remediation and redevelopment of the former County Materials Corp. site including Visit Eau Claire (organization to market Eau Claire and attract visitors for business and leisure purposes), Eau Claire Chamber of Commerce and the UW-Eau Claire. All of these organizations have provided letters of support (see Attachment C).

4. Project Benefits [20 points]

a. Health and/or Welfare and Environmental Health Benefits [10 points]

i. Health and/or Welfare Benefits (5 Points) – UW-Eau Claire Chancellor James Schmidt said the project opens the doors for reaching goals established by both UW-Eau Claire long-range planning and the citizen-based Clear Vision planning process for Eau Claire. "In our long-range university master-planning process, we established a goal to cooperate with the community to construct, by 2020, a replacement for the UW-Eau Claire Zorn Arena at a location in the community rather than on campus." "Meanwhile, the Clear Vision planning process identified a large events facility as one of the greatest needs of our community." The proposed multipurpose events center and recreation complex proposed for the former County Materials site

is consistent with both of these goals. Furthermore, redevelopment will support one of the City of Eau Claire's 2015 Comprehensive Plan goals to redevelop Brownfields properties along the Chippewa River corridor. The new events center's location on the north shore of the Chippewa River, in close proximity to Hobbs Ice Center and Carson Park will create an appealing recreation and events district that will further advance the value of the development and its benefit to the university and community-at-large. The Foundation partnership with the Eau Claire YMCA and Mayo Clinic Health System-Eau Claire will strengthen the development plan and serve not only University students, but the community-at-large. In addition, cleanup of the site will remove the public health hazards associated with direct contact and air-borne particles contaminated with PAHs and RCRA metals.

ii. Environmental Benefits (5 Points) – The Blugold Real Estate Foundation, Inc. and the UW-Eau Claire Foundation recognize that a healthy environment underpins economic, health, and social well-being of our community and has long been interested in remediating, developing, and revitalizing former industrial and commercial properties in the central business district, waterfront, and residential areas. The City took a proactive approach to identify and redevelop some of these properties, and our cleanup and redevelopment plan for the former County Materials Corp. site are consistent with the City's comprehensive plan goals. This remediation and redevelopment will align the proposed property use with the surrounding residential properties and will remove the public threat of exposure to hazardous materials.

Our site remediation and redevelopment plan is designed to mitigate existing health and welfare concerns, prevent further environmental impacts, and stimulate further improvements well beyond the grant period. We anticipate the remediation and subsequent redevelopment will benefit key sensitive populations concentrated in our target community including children (including students of nearby Lakeshore Elementary Schools), women of childbearing age, the elderly, minority and low-income persons, as well as the general public. The specific anticipated benefits include:

- *Eliminating Exposure to Soil and Water Contamination.* Site cleanup will eliminate ingestion and inhalation exposure pathways to soil contaminants that pose public health risks (including exposure to carcinogens, toxic substances, and particulates triggering respiratory problems). Cleanup will further eliminate exposure risks resulting from erosion transport of hazardous substances to the adjoining surface water. During site cleanup and redevelopment, we will protect sensitive populations through the use of fences, dust control measures, and careful routing of trucks to avoid our most sensitive populations.
- *Cleaner Air.* Site cleanup will reduce/eliminate inhalation exposure pathways for contaminants triggering asthma and other respiratory diseases. Our sustainable plans for redevelopment include a focus on reducing CO2 and particulate emissions from large diesel trucks.
- *Increased Public Safety.* Site cleanup will lead to long-term elimination of safety concerns associated with dilapidated structures, truck traffic and nuisance violations. Redevelopment will eliminate blight, increase tax base to stimulate public improvements including improved sidewalks, roadways, and street lighting to deter crime.
- *Greater Access to Daily Needs and Jobs.* Sustainable and equitable reuse of this site and the alignment of redevelopment proposed at the site will lead to greater access to facilities and services to meet the daily needs of residents, such as healthy food, health care, neighborhood-serving businesses, the University, employment, and parks and recreation, all of which contribute to improved livability, security, stability, and quality of life.
- *Increased Community Engagement.* Involvement of our target community throughout site cleanup and redevelopment will help to ensure both short- and long-term engagement of residents most affected by brownfields.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse [5 points]

i. Policies, Planning, or Other Tools (2 points) – The City's comprehensive plan promotes urban infill development, thus using areas already served by existing infrastructure. Roads and utilities that serve the target area provide sufficient access for redevelopment in this area. New streets, sidewalks and trails internal to this redevelopment will connect to existing recreational trails that access downtown Eau Claire, the Chippewa River waterfront, and regional trails. Green space and detention basin creation will be constructed on the property to function as natural storm water management, slowing the travel time of runoff and allowing infiltration to take place that was not occurring due to the existing site features. Linking the adjacent trail system to key features in the City and the University will promote healthy living and human-powered transportation, thereby reducing pollution from fossil fuel consumption. The Foundation's intention is to promote the use of indigenous plants for landscaping and to evaluate and give priority to the use of recycled and reused items in parking areas and buildings during the planning process for the construction of the planned residential neighborhood. Environmental benefits from sustainable reuse of infrastructure following cleanup and redevelopment of this site include the following:

- *Green and Sustainable Remediation.* To the extent practicable, the cleanup will follow guidelines presented in the 2012 WDNR Green & sustainable Remediation Manual. (<http://dnr.wi.gov/files/PDF/pubs/rr/RR911.pdf>).
- *Smart Growth Approaches for Infrastructure and Land Use.* By focusing investment in our existing urban infrastructure, we are reducing pressures to extend utilities, roadways, and other public infrastructure and making most efficient use of land and resources, protecting sensitive environmental features and prime farmlands, and enhancing existing neighborhoods. Where possible, the development will follow the City of Eau Claire sustainability initiatives (<http://www.ci.eau-claire.wi.us/departments/community-development/sustainability/green-city>) and sustainability guidelines adopted by the UW-Eau Claire (<http://www.uwec.edu/Sustainability/index.htm>).
- *High-Performance Green Buildings.* The proposed site development will pursue the US Green Building Council's LEED Silver certification or equivalent, consistent with our Sustainability Plan requiring LEED or other third-party certification for all projects supported with public funds. Building design will require energy modeling to optimize energy efficiency.
- *Stormwater Management Best Practices.* Redevelopment of the Site will result in stormwater improvements of at least a 40% reduction in total suspended solids and oil/ grease runoff protecting our sensitive watershed ecosystem.
- *Zero Waste.* Project specifications will require the construction project to recycle 70% of construction debris, including wood, drywall, shingles, cardboard, and metal, in accordance with our zero waste goals.

ii. Integrating Equitable Development or Livability Principles (3 points) – The cleanup and proposed redevelopment is consistent with the following HUD-DOT-EPA Livability Principles:

- *Increased Transportation Choices.* The event center will be located along a major bus route (Menomonie Street) and will have access compared to the existing UW-EC Zorn Arena and the YMCA. In addition, the new event center will be designed to enhance the adjoining recreational trail by integrating access points, shelters and bike parking facilities. As a result, facility users will have better transportation choices.
- *Enhancing Economic Competitiveness.* The new event center and the partnership with Mayo Clinic Health System-Eau Claire Foundation, Inc. will provide educational opportunities to UWED student and the community-at-large through the promotion of City-wide health initiatives and new wellness center.
- *Supporting Existing Communities.* Cleanup and redevelopment with a new event center supports the City of Eau Claire comprehensive plan goal of Brownfield remediation and redevelopment along the Chippewa River corridor. The public/private partnership established for this project promotes collaboration and effectively uses existing city public work investments.

- *Leveraging Federal Policies and Investment.* As indicated in Table 3, federal funds will be leveraged through the use of state grants and private philanthropic donations.
- *Value Communities and Neighborhoods.* Removal of abandoned buildings and creating lighted walkways will enhance the safety of the area and contribute to a walkable neighborhood.

c. Economic and Community Benefits (long-term benefits) [5 points]

i. Economic or Other Benefits (3 points) – For decades, Eau Claire has been challenged by a lack of competitive facilities to host large indoor events. The proposed Sonnentag Events Center and Recreational Complex will serve a potential market of 330,000 people within a one-hour drive of Eau Claire (see article in Attachment D) potentially attracting millions of dollars in new visitor spending annually. This in turn will result in additional jobs in the Eau Claire community as well as positively impacting area restaurants, hotels, attractions and retail outlets. In addition, funding spent during the demolition and remediation phase of the former County Materials Corp. site will provide short-term job opportunities in the community. Redevelopment will align future land use with the property use of the surrounding residential area and the visions set forth in the City of Eau Claire Comprehensive Plan. The initiation of redevelopment following completion of remediation would bring jobs to the City of Eau Claire, and provide an influx of local dollars in the form of demands for materials, food service, short term housing for workers, and the potential for increased dollars spent on recreational activities offered in the area.

A study of the economic development and job growth resulting from construction projects in Wisconsin was completed in January 2011 by C3 Statistical Solutions, Inc. The study, *The Impact of Construction on the Wisconsin Economy* developed job growth and economic multipliers for construction projects. The study suggest that each \$10 million in spending on new nonresidential construction projects in the State of Wisconsin creates 170 jobs, including 91 project specific construction jobs, 24 service sector jobs, and 55 jobs resulting from subsequent spending associated with the induced effects of the project. In addition, the study suggests that the economic multiplier of initial construction cost spending is approximately 1.92 on the local, regional, and national economy. Based on these multipliers, it is estimated a site cleanup cost of approximately \$2,000,000 (see Table 3 plus \$400,000 in EPA cleanup grant funds) could result in the creation of 34 jobs and contribute \$3,840,000 to the local, regional, and national economy. Similarly, assuming the value of the new events center is \$60,000,000 (a conservative estimate), construction could result in the creation of 1020 jobs and contribute \$115,200,000 to the local, regional, and national economy. Although the facility will be publicly owned and not pay property taxes, user fees for water, sewer, police and fire protection will be paid to the City of Eau Claire. In addition, employees will pay income taxes and contribute to the local economy.

ii. Job Creation Potential: Partnerships with Workforce Development Programs (2 Points) – Our goal is to partner with the Eau Claire Chamber's Business and Workforce Development Committee who support Chamber member businesses and organizations by promoting opportunities, programs and partnerships that foster business development. Their program was created to highlight mature workers in the Chippewa Valley. We found that many seniors are interested in maintaining a link to the working world through part time employment or volunteer service. The Chamber promotes the benefits in hiring interns. Moreover, we know that today there are students in our classrooms preparing to enter the business world and tomorrow they will be the next generation of professionals - the employees, managers, and supervisors seeking jobs in our revitalized Chippewa River corridor. As managers in our community, we realize the benefits of helping prepare these students for their future. Businesses take advantage of interns to gain access to high-quality candidates, evaluate prospective employees, and gain from current knowledge. The Chamber has partnered with area educational institutions and our

City to create a website promoting hiring interns and walking businesses through the process of hiring and utilizing interns. The Eau Claire Chamber of Commerce provides a list of resources in the Chippewa Valley that can help as businesses face workforce related challenges, such as training, hiring, employee retention, high skilled talent, etc.

5. Programmatic Capability and Past Performance [20 Points]

a. Programmatic Capability [12 points]

The EPA Cleanup Grant manager will be Kimera Way, Executive Director of Blugold Real Estate Foundation, Inc., which was established in 2014 as the real estate supporting organization of the University of Wisconsin-Eau Claire Foundation. Since 2007, Kimera has also been president of the University of Wisconsin-Eau Claire Foundation and was previously an executive with the Foundation since 2001. She has nearly 25 years of experience in executive positions with University Foundations in Kansas, Michigan and Wisconsin. In her role both Foundations, she has been integrally involved for more than four years in the successful \$80 million nearby Confluence Project, which includes a mixed used building (retail and student housing) and a community arts center. Senior staff at the Foundation that will support the cleanup project includes an interdisciplinary project management team (PMT) of the following key members:

- Kimera Way, Foundation President. Kim has nearly 25 years in foundation leadership and fundraising, which broadly incorporates economic development. She has experience managing and ensuring complex projects and working with various stakeholders. She was central to developing the collaborative fundraising effort for the Confluence Arts Center, which is completing a campaign to raise \$40 million in funds from the state of Wisconsin, City of Eau Claire, Eau Claire County and Philanthropy. While working to secure public funding for the project, she participated in no less than 30 public meetings regarding the project and its funding array. In the proposed Sonnentag Event and Recreation Complex, she is coordinating and leading the collaboration with key stakeholders that include UWEC, the YMCA and Mayo Clinic Health Systems. She has met with the City of Eau Claire, DNR, Wisconsin Dept. of Transportation and Xcel Energy to discuss key issues to be addressed in the in the project and be the primarily liaison with funding partners, preparing quarterly and annual grant reports and ensuring compliance with performance measures.
- Randi Osberg, Foundation Attorney. An attorney with Ruder Ware of Eau Claire, he his team provides legal assistance to Foundation staff regarding state and federal environmental laws and regulations since 2011. Mr. Osberg is also a certified public accountant and licensed real estate broker, which further strengthens his expertise for the project. Mr. Osberg has practiced law for more than 30 years.
- Coby Kohn, Foundation CFO and Blugold Real Estate Foundation Treasurer. Coby has more than 20 years of experience as a licensed CPA (along with holding an MBA) with extensive practical accounting and auditing experience and has served the Foundation since 2013. He is responsible for Foundation's fiscal management including accounting budgeting, payroll, purchasing, grant management, and Foundation's auditing functions.

The UWEC Blugold Real Estate Foundation, Inc. understands that additional technical expertise and resources will be needed to effectively complete the cleanup project. We will follow federal guidelines to retain a qualified environmental consultant to assist in managing the activities funded by the grant through a qualifications-based bid process. Criteria will include evaluating (1) the number of EPA grants managed; (2) understanding of the Assessment Grant process and Quality Assurance Project Plans (QAPPs), and (3) understanding and ability to help with community outreach and education. Consultants will be evaluated on their experience with Wisconsin environmental laws, regulations, and EPA requirements and policies; environmental due diligence; transactions of environmentally impaired property; environmental site

assessments (ESAs); brownfield redevelopment and financing; and community outreach activities.

b. Audit Findings [2 points]

The Blugold Real Estate Foundation, Inc. was established as a 501(c)3 non-profit organization in December 2014 and has not yet been audited. Our parent organization, the UW-Eau Claire Foundation, Inc. was established in 1959 and has routinely been audited since that time. The Foundation has not had any adverse audits and there have not been any problems associated with grant administration.

c.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements [6 points]

1. Purpose and Accomplishments (3 points)

Although the UWEC Blugold Real Estate Foundation, Inc. has never received an EPA Brownfields Grant, our parent, the UW-Eau Claire Foundation, Inc. has successfully administered grant funding from other federal and non-federal agencies. Recent grants and gifts related to the revitalization and redevelopment of the Chippewa River corridor are the following:

- \$1 million from *Royal Credit Union*, \$500,000 from *JAMF Nation Software* and \$250,000 from *Charter Bank* to support the construction of the Confluence Arts Center at the Confluence of the Eau Claire and Chippewa Rivers. Planning is on-going.
- Commitment by the *State of Wisconsin* (\$15 million) in the form of a non-state agency grant, the *City of Eau Claire* (\$5 million) and *Eau Claire County* (\$3.5 million) to revitalize a severely underused area spanning two city blocks at the confluence of the Eau Claire and Chippewa Rivers and serve as a catalyst for all of the South Barstow redevelopment in downtown Eau Claire. Planning is on-going.
- Putnam Park – Gifts of land and private funding over the past 10 years have been received to expand the Putnam Park footprint, begin planning for an outdoor classroom on the banks of the Chippewa River and create signage for an arboretum project. Putnam Park, which is accessible to the public, is a 230-acre natural area owned by the University of Wisconsin-Eau Claire. The park meanders along the Chippewa River to the west and is located across the river and east approximately 0.5 miles from the former County Materials Corp. site to be redeveloped.
- *L.E. Phillips Family Foundation* has provided \$622,000 in funding for the L.E. Phillips Religion professor program and data bases for the McIntyre Library focusing on marketing, business, library guides and other resources, internships for business students and scholarships. These programs all have received multiple years of funding from the L.E. Phillips Family Foundation– the Religion Professor program has been funded by this foundation for more than 30 years.

2. Compliance with Grant Requirements (3 points)

While many of these grants and gifts have been on-going for over 30 years, the Foundation has managed these projects in accordance with the agencies or grantors terms and conditions. Annual audits were conducted in accordance with OMB Circular A-133. In all cases, the independent auditor concluded that UWEC and its Foundation complied in all material respects with the requirements of the state and federal programs, and the Foundation has never been designated with the “high risk” classification. Additionally, all reporting requirements were met and projects were completed within the scheduled time limit where applicable. The Foundation will use USEPA Brownfields Cleanup Grant funds in accordance with all requirements and conditions set forth by the USEPA. In compliance with federal guidelines, the Foundation will retain consultants to assist in the management of specific aspects of the grant should we lose the necessary in-house expertise.

Appendix A
Threshold Eligibility Documentation

ATTACHMENT A: THRESHOLD CRITERIA

1. Applicant Eligibility

1.a. Eligible Entity: The applicant for this EPA Brownfields Cleanup Grant is the Blugold Real Estate Foundation, Inc. a Section 501(c)(3) Wisconsin non-profit corporation organized by the University of Wisconsin - Eau Claire Foundation in 2014. The Blugold Real Estate Foundation, Inc. was created as a supporting organization for the purpose of receiving gifts of real estate for the benefit of the University of Wisconsin-Eau Claire; for the purpose of purchasing and developing real estate specifically to benefit the University of Wisconsin-Eau Claire; and for the purpose of purchasing and holding real estate for investment or future development purposes to benefit the University of Wisconsin-Eau Claire Foundation. The December 5, 2014 Internal Revenue Service determination of tax-exempt status is included in Attachment G.

1.b. Site Ownership: Blugold Real Estate Foundation Inc. currently owns the site. The Sonnentag Foundation transferred ownership of the 21-acre County Materials site (13.2 acres of which is the 1061 Menomonie Street property) to the Blugold Real Estate Foundation on December 31, 2014. A copy of the City of Eau Claire 2015 Property Record (<http://eauclairecitywi.wgextreme.com>) showing ownership and the property transfer date is included in Attachment H. The site was formerly owned by County Materials Corp., the Sonnentags' third-generation family-owned concrete product manufacturing company.

2. Letter from the State Environmental Authority

The Wisconsin Department of Natural Resources (WDNR) reviewed this EPA Brownfield Hazardous Materials Cleanup Grant application and provided a letter of support from the Bureau of Remediation and Redevelopment. (Attachment B).

3. Site Eligibility and Property Ownership Eligibility

3.a. Basic Site Information: (a) Site name: Former County Materials Corp.; (b) Address: 1061 Menomonie Street, Eau Claire, Wisconsin 54703; (c) Current Owner: Blugold Real Estate Foundation, Inc. (see 2015 property record in Attachment H); (d) Not applicable.

3.b. Status and History of Contamination at the Site: (a) thru (d)

(a) *Type of Contamination:* The predominant site contaminant is hazardous substances including PAHs, and the metals arsenic, selenium and lead. The petroleum substance, benzene is also co-mingled with these hazardous substances.

(b) *Operational history and current use:* The subject property is currently used the former owner, County Materials Corp. for offices, warehousing and retail sales of previously produced concrete blocks and other products associated with former manufacturing. The company is currently in the process of relocating to a new location and will vacate the property in 2016. A vehicle maintenance shop also continues to operate, and includes new and used oil ASTs, a parts washer, and several stored drums of petroleum products. County Materials Corp. is also in the process of liquidating equipment and consolidating manufacturing materials that will be disposed as special or hazardous waste.

The subject property was used by Fehr Concrete for similar operations from the early 1940s until the early 1990s. Other past uses of the subject property with approximate dates of operation, as indicated by Sanborn™ fire insurance maps and city directories, include a saw mill (1800s to early 1900s), boiler factory (1800s to early 1900s), iron foundry (1800s to early 1900s), brass foundry (1800s to early 1900s), chilled

iron plow factory (1800s), box and crate factory (1800s to 1926), streetcar and bus garage (1800s to 1935), filling station (1930-1941), tractor and equipment sales (1941-1973), trucking facility (1941-1978), and boat factory (1926-1935) in addition to several residential dwellings. Fire insurance maps indicate that some of these facilities were operating on the subject property in 1897, and are likely to have been established in the middle of the 19th century.

There is a long history of petroleum and hazardous substance use on the subject property due to historical operations. Recent concrete product manufacturing and automotive shop operations involve the use of several ASTs for motor oil, waste oil, diesel fuel and gasoline, a 30-gallon parts washer, and 12 former USTs which were removed from the property between 1989 and 1993. Acetone and methylene chloride were stored in drums and used as solvents associated with County Materials Corp's Premier line. Operations also included form oil and various concrete additives stored in buckets, drums, totes, and ASTs.

(c) *Environmental concerns*: Environmental concerns include PVOCs, PAHs, and metals. Details are provided in Part (d) below.

(d) *Nature and extent of contamination*: Results of a February 2015 Phase II investigation revealed detections of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs) and Resource Conservation and Recovery Act (RCRA) metals in soils. Several compounds in these contaminant groups were found to exceed compound-specific Residual Contaminant Levels (RCLs) for the direct contact pathway in non-industrial and industrial scenarios, and the groundwater pathway, as calculated using the Wisconsin Department of Natural Resources (WDNR) Remediation & Redevelopment Program's RCL Spreadsheet in accordance with Chapter NR 720, Wisconsin Administrative Code.

Laboratory analytical results for soil samples collected during the investigation revealed low concentrations of at least one VOC in 28 of the 40 samples analyzed for VOCs or PVOCs. However, the only detected VOC to exceed a RCL was benzene at a concentration of 0.043 milligrams per kilogram (mg/kg) at GP-4 for the groundwater pathway.

Soil samples from 18 of the probe locations contained detectable concentrations of at least one PAH compound. Detected PAHs include anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, fluoranthene, fluorene, indeno(1,2,3-cd)pyrene, phenanthrene and pyrene. Fourteen probe locations exceeded at least one RCL for direct contact in the top four feet of soil, and two probe locations within this area exceeded at least one RCL for the groundwater pathway at or near the water table aquifer. All but two of these locations are located on the western half of the property, which is historically associated with the heaviest industrial use, including foundries.

Soil samples from 15 of 24 probe locations displayed at least one RCL exceedance for arsenic, lead or selenium. Surficial soils across the site displayed arsenic concentrations typically under the background threshold value (BTV) of 8 mg/kg for Wisconsin (WDNR, 2013), exceeding the direct contact RCL and BTV only at two locations with respective concentrations of 23.9 and 25.9 mg/kg. The RCL for the groundwater pathway was exceeded at 15 of the 17 sample locations. Lead exceeded RCLs for both direct contact and groundwater pathways at two locations, with respective concentrations of 492 and 125 mg/kg. Selenium exceeded RCLs for the groundwater pathway at GP-6, 15 and 16, and was detected at a concentration of 1 mg/kg or less in these locations.

In summary, shallow soils from 0 to 4 feet below ground surface on the property appear to consist of fill materials contaminated with PAHs and metals in concentrations that exceed NR 720 RCLs for direct contact in a non-industrial setting. The proposed redevelopment of the property will be for non-industrial use; therefore, site investigation values were compared to the non-industrial standards. Current data suggests that areas impacted by contaminated fill material are focused on the western half of the property, which was historically occupied by foundries and other heavy industry. Given the intermingled nature of the contamination at the site, it will be difficult during excavation of the site to differentiate between clean and contaminated material. As a result, it is anticipated that any soil removed from the site during redevelopment will require management as a solid waste.

3.c. Sites Ineligible for Funding: The site is: (a) Not listed or proposed for listing on the National Priorities List; (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) Not subject to the jurisdiction, custody, or control of the United States Government.

3.d. Sites Requiring a Property-Specific Determination: The site does not fit the description of a “special class of property that is generally an ineligible brownfield site” and; therefore, does not require a property-specific determination.

3.e. Environmental Assessment Required for Cleanup Proposals: A Phase II assessment compliant with ASTM E1903-11, *Site Investigation Report, Former County Materials Corp., 1061 Menomonie Street, Eau Claire, Wisconsin*, was completed in February 2015. This assessment included installing 24 soil probes and analyzing soil samples for VOCs, PAHs and RCRA metals. Further information on the findings of the assessment is presented in Part 3.b.(d).

3.f. CERCLA §107 Liability: The Blugold Real Estate Foundation, Inc. is not potentially liable, or affiliated with any other person that is potentially liable for contamination at the site under CERCLA §107, because the Foundation was not the owner or operator of the site at the time of treatment or disposal of a hazardous substance at the site and because the Foundation undertook a thorough investigation of the site compliant with All Appropriate Inquiry legislation prior to taking ownership of the site.

3.g. Enforcement Actions: There are no ongoing or anticipated environmental enforcement actions at the site for hazardous substances contamination.

3.h. Information on Liability and Defenses/Protections:

3.h.i. Information on Property Acquisition. The Blugold Real Estate Foundation, Inc. took sole ownership of the site on December 31, 2014 (see City of Eau Claire 2015 Property Record showing ownership and the property transfer date in Attachment H. The property was gifted to the Foundation by the former owner (County Materials Corp.) and the transaction occurred following completion of an ASTM Practice E1527-13 compliant Phase I Environmental Site Assessment. The Foundation has no history of familial, contractual, corporate, or financial relationships with the site’s prior owners, operators, or potentially responsible parties.

3.h.ii. Timing and/or Contribution toward Hazardous Substances Disposal. All the disposal of hazardous substances at the site occurred before the Blugold Real Estate Foundation, Inc. took ownership of the site. The Foundation did not cause or contribute to any release of hazardous substances at the site. The

Foundation has not, at any time, arranged for disposal of hazardous substances at the site or transported hazardous substances to the site.

3.h.iii. *Pre-Purchase Inquiry:* On behalf of the Blugold Real Estate Foundation, Inc., a pre-purchase inquiry at the Site was performed by a qualified environmental professional meeting the definition set forth in AAI regulations. The Phase I ESA, compliant with ASTM E1527-013 and titled *Phase I Environmental Site Assessment, ASTM Practice E1527-13, County Materials Corp., 1061-1111 Menomonie Street, Eau Claire, Wisconsin*, was completed on December 5, 2014. The Phase I ESA was completed less than 30 days prior to ownership by the Foundation.

3.h.iv. *Post-Acquisition Uses:* The site is currently used by the former owner, County Materials Corp. for offices, warehousing and retail sales of previously produced concrete blocks and other products associated with former manufacturing. The company is in the process of relocating to a new location and will vacate the property in 2016. Following cleanup, the property will serve as the future site of the Sonnentag Event Center and Recreation complex to be used by the UW-Eau Claire, Eau Claire YMCA and the community at large.

3.h.v. *Continuing Obligations:* Steps the Blugold Real Estate Foundation, Inc. is taking to stop existing releases, prevent threatened future releases, and prevent exposure to previous releases includes the following:

- ✓ Restricting the former to temporary use of the property only for office, warehousing and retail sales and prohibiting manufacturing activities.
- ✓ Allowing site occupancy by the former owner results in reducing the potential for trespassing and vandalism.
- ✓ Limiting trespass across the site by maintaining a security fence to separate the site from the heavily used public recreational trail on the south and west sides of the property.
- ✓ Notifying the Wisconsin Department of Natural Resources (WDNR) of soil contamination detected during the Phase II assessment and agreeing to the responsibilities set forth in the March 25, 2015 WDNR responsible party letter under Section 292.11 (3) of the Wisconsin Statutes.
- ✓ Design and implementation of future building, structure and pavement demolition and remediation activities will follow applicable WDNR cleanup standards (WAC Chapter NR 700), practical guides for Green and Sustainable Remediation (WDNR Pub-RR-911, January 2012) and construction site erosion control best practices (WAC Chapter NR 216).

The Blugold Real Estate Foundation, Inc. is committed to complying with applicable land use controls restrictions and institutional controls that might be placed on the property. In addition, the Foundation will assist and cooperate with those performing the cleanup and provide access to the property; comply with information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

3.i. Petroleum Sites: Not applicable.

4. Cleanup Authority and Oversight Structure

4.a. Oversight of Site Cleanup: The Site will be enrolled in Wisconsin's Voluntary Party Liability Exemption (VPLE) program in accordance with s. 292.15(7), Wis. Stats. This program provides oversight and approval

of remedial activities at the site. Design and remediation will follow the WAC Chapter NR 700 Wisconsin Administrative Code which establishes uniform standards and procedures so that responsible parties can effectively move through the investigation and remediation process with minimal oversight from WDNR. During all stages of design and cleanup, the Foundation and its partners will work together with the WDNR to develop a strategy that meets all state and federal health and safety standards. Participation in the VPLE will also help to ensure that institutional controls and monitoring programs are maintained into the future through registration in the Bureau of Remediation and Redevelopment Tracking System (BRRTS).

Shortly after the cleanup grant is awarded, the Foundation will follow procedures detailed in 40 CFR 31.36 for the procurement process to select an environmental consultant project team and will release a competitive, public Request for Qualifications in order to select the team deemed most qualified by a review committee. The environmental consultant will be used to prepare a final cleanup plan, prepare plans and specifications for project bidding and to provide construction oversight during the cleanup process.

4.b. Property Access: The site is directly accessible by public roadways. Based on results of the Phase II ESA, access to neighboring properties will not be necessary for confirmation sampling, groundwater monitoring, or cleanup activities. However, the Blugold Real Estate Foundation, Inc. will maintain communication with adjacent property owners should access become necessary in the future. For the Former County Materials site, public rights-of-way adjoin all boundaries of the property.

5. Cost Share

5.a. Cost Share Commitment: The Blugold Real Estate Foundation, Inc. will provide the required 20% match through the Foundations' Capitol Fund raising program. In addition, should cleanup costs exceed the cleanup Grant award plus the 20% match, the Foundation will provide additional leveraged funds to complete the necessary cleanup work.

5.b. Hardship Waiver: A hardship waiver is not being requested.

6. Community Notification

The Blugold Real Estate Foundation, Inc. placed a notice in the local newspaper (Eau Claire Leader Telegram on December 1, 2015 and posted a notice on the electronic version of the UW-Eau Claire student newspaper, The Spectator. A copy of this Cleanup Grant application and the draft ABCA were made available for review at the UW-Eau Claire McIntyre Library, the City of Eau Claire L.E. Phillips Public Library, and online at <http://www.uwec.edu/foundation/>. A public meeting was held on December 14, 2015 on the UW-Eau Claire Campus to describe the draft ABCA and grant application and to receive comments. No comments were received during the comment period and no one from the general public attended the meeting. Community notification, public meeting comments and responses to comments are included in Attachment E.

Following grant award, the Blugold Real Estate Foundation, Inc. is committed to engaging the community during the cleanup and redevelopment process as the site transitions to the new Sennott Event Center and Recreational complex. Community engagement might take the form of public meetings, legal notices, e-blasts and use of social media, posting project documents and updates on the Foundation website and placing documents in the UW-Eau Claire McIntyre Library and the City of Eau Claire L.E. Phillips Public Library.

Appendix B
Letter of Support From State



November 17, 2015

Kimera Way
Executive Director
Blugold Real Estate Foundation, Inc.
105 Garfield Avenue, Schofield 214
Eau Claire, WI 54701

Subject: State Acknowledgement Letter for the UW-Eau Claire Blugold Real Estate Foundation, Inc.'s grant applications for two \$200,000 US EPA Brownfields Hazardous Materials Cleanup Grant applications

Dear Ms. Way:

The Wisconsin Department of Natural Resources (DNR) acknowledges and supports both of the applications of the UW-Eau Claire Blugold Real Estate Foundation for U.S. Environmental Protection Agency Brownfield Grant funds identified above.

The Wisconsin DNR is fully committed to a collaborative partnership with the UW-Eau Claire Blugold Real Estate Foundation and will support your brownfield assessment and remediation efforts in many ways, including:

- The Wisconsin DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The Wisconsin DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for these grant applications is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Darrin Foss, Director
Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources

Copy: Gina Keenan – DNR WCR

Appendix C

Letters of Commitment from Community Organizations

November 19, 2015

Kimera Way, Executive Director
Blugold Real Estate Foundation, Inc.
105 Garfield Avenue, Schofield 214
Eau Claire, WI 54701

Dear Kim:

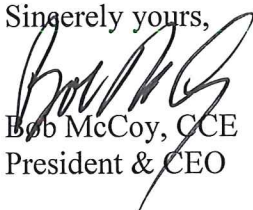
The Eau Claire Area Chamber of Commerce is pleased to support the Blugold Real Estate Foundation, Inc.'s proposal to apply for two \$200,000 USEPA Brownfields Hazardous Materials Cleanup Grants. Grant funding and the 20% match to be provided by the Blugold Real Estate Foundation, Inc. will be used to assist with cleanup of environmental contamination resulting from over 100 years of industrial activities on properties located at 1061 and 1111 Menomonie Street in Eau Claire, Wisconsin. This cleanup will help prepare these properties for future redevelopment as the proposed Sonnentag Event and Recreation complex; a facility to be used by the University of Wisconsin – Eau Claire, Eau Claire YMCA and the Eau Claire Community at large.

The Chamber's mission is to be the advocate of business, striving to enhance and protect the business environment and the quality of life in the Chippewa Valley. One of those businesses, and a significant one, is the University of Wisconsin-Eau Claire.

The Chamber partnered with the University, the City and the County on the Confluence Project and it is our intent to support and promote the new proposed Sonnentage Event and Recreation Center.

The Chamber has advocated for this type of facility in the 22 years that I have been with the Chamber. This was my choice for a site, 22 years ago. It would be an amazing site but it does need some cleanup work. First, it will be across the street from a new tennis center and in proximity to Carson Park with major activities and sporting events. It's a natural location.

USEPA Brownfields Hazardous Materials Cleanup Grant funding will help support the City of Eau Claire's priority redevelopment areas along the Chippewa River corridor as well as further our mission of having a quality place to live and work, growing our local businesses, and collaborating with local private and government organizations. For these reasons, we are pleased to provide this letter of support and are hopeful that these grants will be awarded to the Blugold Real Estate Foundation, Inc. If more information is needed from us, please do not hesitate to contact me at my direct number, 715 858-0612.

Sincerely yours,

Bob McCoy, CCE
President & CEO



Eau Claire City Council
Phone: (715) 839-4902
Fax: (715) 839-6177

November 20, 2015

Kimera Way, Executive Director
Blugold Real Estate Foundation, Inc.
105 Garfield Avenue, Schofield 214
Eau Claire, WI 54701

Dear Ms. Way:

The City of Eau Claire and the Eau Claire City Council are pleased to support the Blugold Real Estate Foundation, Inc.'s application for two \$200,000 USEPA Brownfields Hazardous Materials Cleanup Grants. The grant funding, along with a 20-percent match provided by the Blugold Real Estate Foundation, Inc., will be used to assist with the cleanup of environmental contamination that resulted from industrial activities over many years on properties located at 1061 and 1111 Menomonie Street in Eau Claire. The cleanup will help prepare the properties for future redevelopment, as proposed in the Sonnentag Event and Recreation complex--a shared facility to be used by the University of Wisconsin – Eau Claire, the Eau Claire YMCA and the Eau Claire community.

The City Council recently updated its Strategic Plan for 2015-18. The Plan expresses the City's mission to assure the common good through services essential for a safe, sustainable, engaged and healthy community. Further, two of the four major strategic initiatives - Foster Sound Economic Development and Redevelopment, and Provide Safe and Functional Infrastructure, support deeply held values across the community. The Sonnentag Complex project relates to both these strategic initiatives by advancing much-needed redevelopment along the City's waterways via a close partnership between the City, the University, and the development community.

Also, the Eau Claire Comprehensive Plan Update (2015), Community Facilities Chapter, describes the City's approach to providing major facilities and services. The Chapter adopts, by reference, the 2011 UW-EC Campus Master Plan, which calls for a favorable reception to a Menomonie Street event and recreation center. In conjunction, the City hopes to further support more master-planned redevelopment along the corridor between Clairemont Avenue and the Hobbs Ice Arena. The plan includes new businesses and housing, centered on the new University facility.

USEPA Brownfields Hazardous Materials Cleanup Grant funding will help the City of Eau Claire realize one of its major goals - redevelopment along the Chippewa River corridor. The grant will also further our mission to assure the common good by building a quality place to live and work, growing local businesses, and collaborating with private and government organizations. For these reasons, we are pleased to provide this letter of support and are hopeful these grants will be awarded to the Blugold Real Estate Foundation, Inc. If more information is needed, please do not hesitate to contact me at Kerry.Kincaid@EC-CityCouncil.com or at 715.831.1013.

Sincerely,

Kerry JS Kincaid
President
Eau Claire City Council

cjm

November 20, 2015

Kimera Way, Executive Director
Blugold Real Estate Foundation, Inc.
105 Garfield Avenue, Schofield 214
Eau Claire, WI 54701
Email: WAYKK@uwec.org

Dear Ms. Way,

Mayo Clinic Health System is pleased to support the Blugold Real Estate Foundation, Inc.'s proposal to apply for two \$200,000 USEPA Brownfields Hazardous Materials Cleanup Grants. Grant funding and the 20% match to be provided by the Blugold Real Estate Foundation, Inc. will be used to assist with cleanup of environmental contamination resulting from over 100 years of industrial activities on properties located at 1061 and 1111 Menomonie Street in Eau Claire, Wisconsin. This cleanup will help prepare these properties for future redevelopment as the proposed Sonnentag Event and Recreation complex, a facility to be used by the University of Wisconsin – Eau Claire, Eau Claire YMCA and the Eau Claire Community at large.

Our organization supports this request as the overall goal of this initiative directly supports our mission, vision and values. While the objective is to construct a facility, the opportunity is much larger and represents a unique place in which multiple generations and populations can gather for a common purpose – improved health and well-being.

As you are aware, we are a partner in this project with UW-Eau Claire and the Y. We feel that this partnership adds to the appeal of the project by enabling the partners to work together to build offerings that complement each of our organization's strengths and positive differential values. Utilizing each partner organization's core competencies will create unique programming that offers community members access to higher levels of education, knowledge and expertise in a single location.

At a more tangible level, this facility creates a visually appealing structure along one of the most treasured natural resources in the region, the Chippewa River. Capturing the natural beauty of our region and availing its beauty to larger populations will generate a significant benefit to the city, county and region via the remediation of environmental contamination, job creation, and improved community health.

USEPA Brownfields Hazardous Materials Cleanup Grant funding will help support the City of Eau Claire's priority redevelopment areas along the Chippewa River corridor as well as further our critical success factors of having a quality place to live and work, growing our local businesses, and collaborating with local private and government organizations. For these

Ms. Kimera Way
November 20, 2015
Page 2

reasons, we are pleased to provide this letter of support and are hopeful that these grants will be awarded to the Blugold Real Estate Foundation, Inc. If more information is needed from us, please do not hesitate to contact me at 715-838-6645 or craig.jason@mayo.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Craig", written in a cursive style.

Jason Craig
Vice President – Operations
Mayo Clinic Health System

JC/sn



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

November 23, 2015

Kimera Way, Executive Director
Blugold Real Estate Foundation, Inc.
105 Garfield Avenue, Schofield 124
Eau Claire WI, 54701

Dear Kim,

The YMCA of Eau Claire, Wisconsin is pleased to support the Blugold Real Estate Foundation, Inc.'s proposal to apply for two \$200,000 USEPA Brownfields Hazardous Materials Cleanup Grants. Grant funding and the 20% match to be provided by the Blugold Real Estate Foundation, Inc. will be used to assist with cleanup of environmental contamination resulting from over 100 years of industrial activities on properties located at 1061 and 1111 Menomonie Street in Eau Claire, Wisconsin. This cleanup will help prepare these properties for future redevelopment as the proposed Sonnentag Event and Recreation complex; a facility to be used by the University of Wisconsin-Eau Claire, Eau Claire YMCA and the Eau Claire Community at large.

The YMCA of Eau Claire is a community based non-profit organization that stands for youth development, healthy living and social responsibility. We have been part of the Eau Claire community since 1881, almost 135 years.

We are partnering with the Blugold Real Estate Foundation to eventually build a community center as well as an event center on the proposed site. The community center will serve as a student activity center for university students as well as a YMCA for the community. With the addition of Mayo Clinic Health System as a third partner, this will also serve as a center for healthy living for the community. Currently we have approximately \$6.7 million dollars in cash and pledges to put towards this effort.

The site proposed for cleanup has been used as a manufacturing site for many years. The project that will replace it will provide almost a park like setting that will allow much better use of this valuable riverfront property.



YMCA of Eau Claire • 700 Graham Avenue • Eau Claire, WI 54701-3896
Phone: 715-836-8460 Fax: 715-836-8467
L.E. Phillips YMCA Indoor Sports Center • 229 Moore Street • Eau Claire, WI 54701
Camp Manitou • 27960 137th Street • New Auburn, WI 54757

USEPA Brownfields Hazardous Materials Cleanup Grant funding will help support the City of Eau Claire's priority redevelopment areas along the Chippewa River corridor as well as further our mission of having a quality place to live and work, growing our local businesses, and collaborating with local private and government organizations. For these reasons, we are pleased to provide this letter of support and are hopeful that these grants will be awarded to the Blugold Real Estate Foundation, Inc. If more information is needed from us, please do not hesitate to contact me at 715-855-6140.

Sincerely,

A handwritten signature in dark ink, reading "Ken Van Es". The signature is fluid and cursive, with the first name "Ken" and last name "Van Es" clearly distinguishable.

Ken Van Es
Executive Director
YMCA of Eau Claire

KVE/aw

November 23, 2015

Kimera Way, Executive Director
Blugold Real Estate Foundation, Inc.
105 Garfield Avenue, Schofield 214
Eau Claire, WI 54701
Email: WAYKK@uwec.org

Dear Kim,

Visit Eau Claire is pleased to support the Blugold Real Estate Foundation, Inc.'s proposal to apply for two \$200,000 USEPA Brownfields Hazardous Materials Cleanup Grants. Grant funding and the 20% match to be provided by the Blugold Real Estate Foundation, Inc. will be used to assist with cleanup of environmental contamination resulting from over 100 years of industrial activities on properties located at 1061 and 1111 Menomonie Street in Eau Claire, Wisconsin. This cleanup will help prepare these properties for future redevelopment as the proposed Sonnentag Event and Recreation complex; a facility to be used by the University of Wisconsin – Eau Claire, Eau Claire YMCA and the Eau Claire Community at large.

As the city's destination marketing organization, Visit Eau Claire is responsible for attracting visitors to the area for leisure and business purposes, including recreational activities, sports tournaments and conventions. The sports market, in particular, is one of the primary areas of focus for our efforts, comprising close to 80% of all group market visitor spending. Fifteen years ago, Visit Eau Claire developed the Eau Claire Area Sports Commission, recruiting national and internal sporting events to our city. Some of the events we have hosted include: International Softball Congress, World Horseshoe Pitching Tournament, National Boomerang Tournament, ESPN Bass Masters Fishing Tournament, STIHL Timbersports, National Collegiate Table Tennis Association, and numerous AAU basketball tournaments and Babe Ruth baseball tournaments. Our destination has a solid resume of attracting and hosting world-class events with world-class service and event operations skills for which our Eau Claire community is well known.

We are particularly excited about the Sonnentag Event and Recreation complex, as it will allow us to take our successful sports marketing program to a whole new level. Visit Eau Claire and University of Wisconsin – Eau Claire have a unique facilities scheduling partnership, unlike any other in the country. We work together to identify peak vacancy periods, which allows our sports marketing team to go to the international sports marketing conferences with specific date availabilities, improving our likelihood to secure events. This partnership will be magnified by the new event and recreation facility, as it offers multiple new options for our city to attract and host an increasing number of events—it truly will be a “game changer” for tourism spending in Eau Claire.

Additionally, USEPA Brownfields Hazardous Materials Cleanup Grant funding will help support the City of Eau Claire’s priority redevelopment areas along the Chippewa River corridor as well as further our mission of having a quality place to live and work, growing our local businesses, and collaborating with local private and government organizations. For these reasons, we are pleased to provide this letter of support and are hopeful that these grants will be awarded to the Blugold Real Estate Foundation, Inc. If more information is needed from us, please do not hesitate to contact me at 715-379-9891 or email me at linda@visiteauclaire.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda John", with a stylized, flowing script.

Linda John, Executive Director
Visit Eau Claire



University of Wisconsin-Eau Claire

105 Garfield Avenue • P.O. Box 4004 • Eau Claire, WI 54702-4004

November 24, 2015

Kimera Way, Executive Director
Blugold Real Estate Foundation, Inc.
105 Garfield Avenue, Schofield 214
Eau Claire, WI 54701
Email: wayykk@uwec.edu

Dear Ms. Way,

The University of Wisconsin-Eau Claire is pleased to support the Blugold Real Estate Foundation, Inc.'s proposal to apply for two \$200,000 USEPA Brownfields Hazardous Materials Cleanup Grants. Grant funding and the 20% match to be provided by the Blugold Real Estate Foundation, Inc. will be used to assist with cleanup of environmental contamination resulting from over 100 years of industrial activities on properties located at 1061 and 1111 Menomonie Street in Eau Claire, Wisconsin. This cleanup will help prepare these properties for future redevelopment as the proposed Sonnentag Event and Recreation complex; a facility to be used by the University of Wisconsin-Eau Claire, Eau Claire YMCA and the Eau Claire community at large.

The University of Wisconsin-Eau Claire is home to more than 10,500 students and 1,200 employees. Its mission is to educate students in a variety of liberal arts, pre-professional and professional programs and to prepare them for active citizenship and lifelong learning. Through its outreach, UW-Eau Claire plays an active role in the community including partnering on major initiatives such as the Confluence Project that will create a state-of-the-art shared community and university arts center in the heart of downtown Eau Claire; student service-learning that provides more than 400 thousand hours of community service annually to not-for-profit organizations; and technical assistance and expertise to dozens of businesses annually.

UW-Eau Claire is a primary partner in the Sonnentag Event and Recreation complex, will be a major user of the complex, and will be directly involved in its operation.

The Sonnentag Event and Recreation complex is a transformational project for UW-Eau Claire and the greater Eau Claire community. The project will replace the university's obsolete and undersized Zorn Arena; it will create much-needed recreational and fitness facilities for the approximately 7,000 students who live off campus in close proximity to the site; and, through the strategic partnership with the YMCA and Mayo Clinic Health System, it will create new health and wellness opportunities for citizens of all ages in the greater Eau Claire community. Additionally, the project will provide educational opportunities for UW-Eau Claire Nursing and Kinesiology students to engage in internships, clinicals and other experiences that will better prepare them for working in their fields upon graduation.

Excellence. Our measure, our motto, our goal.

Office of the Chancellor • Schofield 204 • 715-836-2327 • fax: 715-836-2902

The event and recreation complex also will have a significant economic and quality of place impact on the Eau Claire region. Currently, 3,400 seat capacity Zorn Arena (constructed in 1951 when UW-Eau Claire had fewer than one-thousand students), is the largest event venue in the Northwest quadrant of Wisconsin. The preliminary design plans for the Sonnentag Event and Recreation complex include a major event center that would be significantly larger than Zorn Arena (the capacity would be 5,500 to 6,000), and would be able to host events ranging from university basketball and hockey games, to large indoor concerts, to major sports tournaments, to conventions. Such a facility would meet the recreation and major events needs of the university and the community (through the YMCA), while at the same time providing Eau Claire with a major tourism destination that is currently lacking in the region.

Because of its close proximity to a major roadway (Clairemont Avenue/State Highway 12), and its site location along the Chippewa River, the Sonnentag Event and Recreation Complex will make much better use of the land than its current light industrial use. It will significantly improve the Chippewa River Corridor by enhancing the riverfront, increasing access to the river for recreational purposes and providing opportunities for the City of Eau Claire to improve the existing bicycle trail system that borders the site.

USEPA Brownfields Hazardous Materials Cleanup Grant funding will help support the City of Eau Claire's priority redevelopment areas along the Chippewa River corridor as well as further our mission of having a quality place to live and work, growing our local businesses, and collaborating with local private and government organizations. For these reasons, we are pleased to provide this letter of support and are hopeful that these grants will be awarded to the Blugold Real Estate Foundation, Inc. If more information is needed from us, please do not hesitate to contact me at 715-836-2327 or jschmidt@uwec.edu.

Sincerely,



James C. Schmidt
Chancellor, UW-Eau Claire



Office of the City Manager
Phone: (715) 839-4902
Fax: (715) 839-6177

November 25, 2015

Kimera Way, Executive Director
Blugold Real Estate Foundation, Inc.
105 Garfield Ave, Schofield 214
Eau Claire, WI 54701
Email: WAYKK@uwec.org

Dear Ms. Way:

The City of Eau Claire is pleased to support the Blugold Real Estate Foundation, Inc.'s proposal to apply for two \$200,000 USEPA Brownfields Hazardous Materials Cleanup Grants. Grant funding and the 20% match to be provided by the Blugold Real Estate Foundation, Inc. will be used to assist with cleanup of environmental contamination resulting from over 100 years of industrial activities on properties located at 1061 and 1111 Menomonie Street in Eau Claire, Wisconsin. This cleanup will help prepare these properties for future redevelopment as the proposed Sonnentag Event and Recreation complex; a facility to be used by the University of Wisconsin – Eau Claire, Eau Claire YMCA and the Eau Claire Community at large.

The City of Eau Claire has a population of over 65,000 people. We are the largest city in west central Wisconsin and serve as a regional center. The City is dedicated to working with its businesses and citizens to provide a quality of life for everyone to enjoy. Through its Redevelopment Authority, the City has a long history of cleaning up blighted and environmentally contaminated properties.

The City of Eau Claire has a strong interest in the redevelopment of the 1061 and 1111 Menomonie Street properties. We are excited about the plans to build the event and recreation complex and a new YMCA. Our community's investment in projects, such as this one, are the quality of life amenities needed to attract and retain talented people. The City of Eau Claire maintains a bike trail along the Chippewa River adjacent to the sites in this grant application. The City also owns property across the street from this project called Carson Park.

The awarding of a \$200,000 USEPA Brownfields Hazardous Materials Cleanup Grant will allow the property site to be environmentally cleaned up, pave the way for old industrial buildings to be torn down and prepare for the new construction of an event center and new YMCA. The City of Eau Claire, through a process called Clear Vision, which included larger participation of Eau Claire city residents, concluded that an events center was a priority for the community. Additional benefits of this grant award would include cleaning up contamination along the riverfront, improving the health and safety of our citizens and the economic benefits of having an events center to hold regional events.

Kimera Way, Executive Director
November 25, 2015
Page 2

USEPA Brownfields Hazardous Materials Cleanup Grant funding will help support the City of Eau Claire's priority redevelopment areas along the Chippewa River corridor as well as further our mission of having a quality place to live and work, growing our local businesses, and collaborating with local private and government organizations. For these reasons, we are pleased to provide this letter of support and are hopeful that these grants will be awarded to the Blugold Real Estate Foundation, Inc. If more information is needed from us, please do not hesitate to contact me at 715-839-4903.

Sincerely,



Russ Van Gompel
Eau Claire City Manager

RV:MS/aks

Appendix D
Documentation of Leveraged Funds

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "Memorandum") is entered into as of October 6th, 2014 (the "Effective Date"), by and between **UNIVERSITY OF WISCONSIN-EAU CLAIRE FOUNDATION, INC.**, a Wisconsin non-stock corporation with a principal address of 105 Garfield Avenue, Eau Claire, Wisconsin 54701 (the "Foundation"), and **THE YOUNG MENS CHRISTIAN ASSOCIATION OF EAU CLAIRE WISCONSIN**, a Wisconsin non-stock corporation with a principal address of 700 Graham Avenue, Eau Claire, Wisconsin 54701 (the "YMCA").

RECITALS:

WHEREAS, the Foundation, on behalf of the **UNIVERSITY OF WISCONSIN-EAU CLAIRE** (the "University"), is currently investigating the feasibility of procuring real property in the City of Eau Claire (the "City"), upon which the Foundation, or assigns, may construct an event center and a multi-purpose recreation facility;

WHEREAS, the YMCA's Board of Directors recently unanimously approved the YMCA's investigation of the feasibility of procuring real property in the City, upon which the YMCA may construct a new facility to house the YMCA's operations;

WHEREAS, the **MAYO CLINIC HEALTH SYSTEM-EAU CLAIRE FOUNDATION, INC.**, a Wisconsin non-stock corporation ("Mayo"), is currently investigating collaboration opportunities with the YMCA to promote City-wide health initiatives;

WHEREAS, in a letter to the Foundation dated March 20, 2013, **JOHN SONNENTAG** ("Sonnentag"), the President of **COUNTY MATERIALS CORP.**, a Wisconsin corporation ("County Materials"), committed to donate to the Foundation that certain parcel of real property owned by County Materials on Menomonie Street and consisting of approximately twenty-one (21) acres (the "County Materials Parcel"), to be used by the Foundation as part of the land necessary for the construction of an event center and multi-purpose recreation facility;

WHEREAS, in addition to the County Materials Parcel, Sonnentag has committed to donate to the Foundation a substantial amount of money to help facilitate the acquisition of additional real property and construction of the event center and multi-purpose recreation facility;

WHEREAS, with the help of Sonnentag, the Foundation intends to purchase that certain parcel of real property located on Menomonie Street between the County Materials Parcel and Hobbs Ice Arena, currently owned by **URBAN TRANSIT** (the "Fey Parcel");

WHEREAS, the County Materials Parcel and the Fey Parcel constitute all of the real property located along Menomonie Street between the City-owned bike trail and Hobbs Ice Arena (collectively, the “Menomonie Street Property”);

WHEREAS, the Foundation is also pursuing the potential acquisition of additional properties adjacent to the Menomonie Street Property;

WHEREAS, the Foundation and the YMCA believe that the Menomonie Street Property, along with any additional adjacent sites, would be the ideal location for a shared multi-use, multi-purpose facility or facilities for their athletic, recreational, educational and community programming; and

WHEREAS, the parties desire to enter into this Memorandum to document the general understandings of the parties in regards to the proposed collaborative Menomonie Street Project.

NOW, THEREFORE, in consideration of the foregoing recitals, the parties agree as follows:

1. **Non-Binding Memorandum.** This Memorandum sets forth the general understanding of the desired relationship between the parties, but does not address all matters upon which an agreement must be reached. Therefore, this Memorandum does not constitute a binding agreement but, rather, the parties shall only be bound once definitive agreements are entered into by the parties. If the parties do not enter into definitive agreements, the parties shall have no binding commitments to each other.

2. **Acquisition of Property.** The Foundation shall use its best efforts to acquire the Fey Parcel. In the event the Foundation is not able to acquire the Fey Parcel by June 30, 2016, the Menomonie Street Project shall continue without the Fey Property being included in the plans therefor.

3. **Site Preparation.** As soon as practical after the Effective Date, the YMCA and the Foundation shall work together with Ayres Associates, Inc., to develop preliminary site plans for the Menomonie Street Project, which shall provide, at a minimum, the following items (the “Site Plans”):

- (a) General floor plan(s) for the University-owned event center, the University-owned recreation center, and the YMCA-owned facility;
- (b) Renderings of the proposed structure(s);
- (c) General landscaping and design of the Menomonie Street Property;
- (d) Parking plans;

- (e) Pedestrian and vehicular traffic flow plans;
- (f) Areas of ingress and egress to the Menomonie Street Property; and
- (g) Other items generally included in such Site Plans.

4. **Joint Funding and Construction.** Both the Foundation and the YMCA shall jointly and collaboratively work to obtain the necessary funding for the Menomonie Street Project. The parties hereto understand and agree that the funding provided, obtained or secured by each party hereunder shall be applied towards the total cost of the Menomonie Street Project, and not to the account of that respective party; provided, however, that this sentence shall not apply in the event that certain funds obtained by the Foundation or the YMCA are required by law, regulation, or otherwise, to be strictly applied towards a particular Foundation-owned or YMCA-owned portion of the Menomonie Street Project. In the event the necessary funding is obtained, the parties shall jointly and collaboratively work with each other on finalizing the Site Plans, selecting general contractor(s), and performing any and all additional work that is required to complete the construction of the Menomonie Street Project.

5. **Shared Use Agreement.** Within 60 days of the date that _____ percent (___%) of the required funding for the Menomonie Street Project is jointly obtained by the parties, the YMCA and the Foundation shall use best efforts to enter into a formal shared use agreement wherein the rights, responsibilities, duties, obligations, and details of the parties' shared use of the facilities included in the Menomonie Street Project shall be detailed (the "Shared Use Agreement"). Notwithstanding the foregoing time limit, the Shared Use Agreement shall be subject to satisfactory review by the respective boards of the parties hereto. Furthermore, Mayo and the YMCA shall be responsible for coming to a separate agreement with each other regarding Mayo's approximate 3,500 square feet of designated space, and use of said space, in the YMCA building.

6. **Sale of Real Property to YMCA.** Promptly after completion of the execution of a Shared Use Agreement, the Foundation shall transfer, via warranty deed, an agreed-upon portion of the Menomonie Street Property to the YMCA, for a sum to be agreed upon, to be used by the YMCA for the YMCA facility that will be part of the Menomonie Street Project.

7. **Joint Use.** The shared recreational facility(ies) shall include appropriate exterior and interior signage and branding that recognizes the parties' joint and collaborative usage of the shared recreational facility. Such signage and branding shall be more clearly defined in the Shared Use Agreement.

8. **Good Faith Negotiation.** The parties hereby agree to cooperate with each other in order to negotiate and prepare the Shared Use Agreement as soon as possible. Additionally, the parties will work together with each other in obtaining all necessary permits, variances, zoning changes, or other approvals necessary to construct the Menomonie Street Project.

IN WITNESS WHEREOF, the parties have entered into this Memorandum as of the Effective Date.

FOUNDATION:

The University of Wisconsin-Eau Claire
Foundation, Inc.

By: Kimera K. Way, President
Kimera K. Way, President

YMCA:

The Young Mens Christian Association of
Eau Claire, Wisconsin

By: Douglas M. Johnson
DOUGLAS M. JOHNSON - Pres.

By: Janine Wildenburg
Janine Wildenburg - Sec

Kenneth Van E
Executive Director



Preliminary design concepts for the John H. and Carolyn O. Sonnentag Event and Recreation Complex were presented today at the site of the future development on Menomonie Street. Today, representatives from the project partners, Blugold Real Estate Foundation (a supporting organization of the University of Wisconsin-Eau Claire Foundation), the Eau Claire YMCA, Mayo Clinic Health System and the University of Wisconsin-Eau Claire outlined the preliminary site plan and the size and capacity of the buildings that will comprise the complex.

As currently envisioned, the complex will include:

- an approximately 130,000-square-foot major event center with seating to accommodate 4,500-5,000 and total capacity of 5,500-6,000;
- YMCA, UW-Eau Claire and Mayo Clinic Health System wellness, aquatics and recreation facilities of approximately 150,000 square feet;
- surface parking to serve the entire complex; and
- land suitable for development of private businesses that could complement and serve activities at the event and recreation complex.

The size and capacity of the major event center is based on a market analysis that compared the Eau Claire market to venues in similar-sized cities and markets in the Midwest. The potential market to be served by the event center is approximately 330,000 people within a 60-minute drive of Eau Claire, said Kimera Way, executive director of the Blugold Real Estate Foundation. The Blugold Real Estate Foundation engaged the Brailsford and Dunlavey firm to conduct the market analysis. “To determine the size of the event center, it was important to first understand the market potential,” Way said. “Brailsford and Dunlavey interviewed stakeholders and potential users of the event center to determine what types and how many events it might host, then used benchmarking data from other venues and markets to recommend capacity ranges for the center.”

The event center concept calls for a highly versatile design that would accommodate multiple types of events and activities, including serving as a home for UW-Eau Claire men’s and women’s basketball games, men’s hockey games, basketball and other athletics tournaments, large indoor concerts and other entertainment or sports events. The Eau Claire YMCA is partnering with the Blugold Real Estate Foundation in the Menomonie Street project to replace the current YMCA facility on Graham Avenue in Eau Claire. The YMCA brings into the project development its ongoing collaboration with Mayo Clinic Health System. The two organizations have an agreement to work together in meeting the future health and wellness needs of the region. In addition, UW-Eau Claire is conducting a comprehensive study of its recreation and athletics facilities to determine what functions should be incorporated into the Menomonie Street project to best serve student recreation and fitness needs. “This partnership between the YMCA, Mayo Clinic Health System and UW-Eau Claire enables us to envision a seamless facility that serves YMCA members and university students while also minimizing duplication,” said Ken Van Es, YMCA executive director. “Through this unique collaboration, we will be able to maximize opportunities that have not been an option for us in the past, such as hosting basketball tournaments, swimming meets and other events at a single location currently lacking in Eau Claire.”

The UW-Eau Claire Foundation announced in August 2014 a commitment of approximately \$10 million in money and land from UW-Eau Claire alumni John and Carolyn Sonnentag and County Materials Corporation for the Menomonie Street project. The gift was intended to help make possible the development of a facility where UW-Eau Claire and community organizations can hold larger-scale events than can be accommodated by the university's existing facilities.

The gift of approximately 25 acres along Menomonie Street — the site of the Sonnentags' concrete manufacturing company, County Materials Corporation, and Student Transit-Eau Claire — to the Blugold Real Estate Foundation was completed in December 2014. Student Transit has relocated to a new facility, while County Materials continues to operate on the site while it constructs a new retail building in Eau Claire. The entire event and recreation complex development will fit within the land currently owned by the Blugold Real Estate Foundation.

Fundraising for construction of the event and recreation complex has not yet begun, but Way and Van Es said the preliminary design concepts will be helpful in explaining the project to prospective donors. While a timeline for design and construction of the project is not yet defined, partners in the project will continue the planning process with the intention of proceeding with the project in the next few years, according to Way and Van Es.

<http://www.weau.com/home/headlines/UW-Eau-Claire-project-partners-reveal-plans-for-event-center-337990722.html>
<https://www.facebook.com/uweauclaire/videos/10156100749515401/>

OFFICIAL PROCEEDINGS OF THE COUNTY BOARD OF SUPERVISORS

November 3, 2015

The County Board of Supervisors of the County of Eau Claire convened at the Courthouse in the City of Eau Claire on Tuesday, November 3, 2015, and was called to order by Chair Gregg Moore at 7:00 p.m.

The Board honored the flag with the pledge of allegiance.

Moment of reflection was presented by Supervisor Kathleen Clark.

Roll Call: 27 present: Supervisors Gary G. Gibson, Douglas Kranig, Stella Pagonis, Katy Forsythe, Steve Chilson, Kevin Stelljes, Gordon C. Steinhauer, Mike Conlin, Ray L. Henning, Colleen A. Bates, Kathleen Clark, Jean D. Schlieve, Nick Smiar, Joel Mikelson, Gregg Moore, James A. Dunning, Gerald L. Wilkie, Bruce Willett, Mark Beckfield, Sue Miller, Robin J. Leary, John F. Manydeeds, Mark Olson, Tami Schraufnagel, Paul A. Lokken, Sr., Stephannie Regenauer, Patrick L. LaVelle
2 absent: Supervisors Paul Reck, Corey S. Bauch

JOURNAL OF PROCEEDINGS (October 6, 2015)

On a motion by Supervisor Leary, seconded by Supervisor Lokken, the Journal of Proceedings was approved.

PUBLIC COMMENT

Paul Johnson spoke about the Lake Altoona Rehabilitation projects. Pat Isenberger, Lynette Meier and Melissa Ives spoke regarding the recently formed Methamphetamine Response Committee and efforts to reduce the impact of methamphetamine use in the community.

REPORTS TO THE COUNTY BOARD UNDER RULE 32

County Administrator Kathryn Schauf explained the new budget amendment process and gave a handout.

The following written reports were presented to the Board:

- Third Quarter Overtime/Compensatory Time Report
- Alternate Care System Monthly Report for Eight Months Ending August 2015
- 2015 Contingency Fund Report

PRESENTATION OF PETITIONS, CLAIMS AND COMMUNICATIONS

Chair Moore read a proclamation proclaiming November 30, 2015 as "Methamphetamine Awareness Day in Eau Claire County."

On a motion by Supervisor Chilson, seconded by Supervisor Wilkie, the proclamation was adopted.

PRESENTATION OF RESOLUTIONS OR ORDINANCES BY COMMITTEES UNDER SUSPENSION OF THE RULES

There were no objections to suspending the rules to consider the item under suspension.

Resolution 15-16/068 AUTHORIZING PAYMENT OF VOUCHERS OVER \$10,000 ISSUED DURING THE MONTH OF SEPTEMBER 2015

On a roll call vote, the resolution was unanimously adopted.

FIRST READING OF ORDINANCES AND RESOLUTIONS

Ordinance 15-16/050 TO AMEND SECTION 3.20.040 A. OF THE CODE: COUNTY BOARD COMMITTEE PER DIEMS; TO AMEND SECTION 3.20.080 A. OF THE CODE: AUTHORIZED PER DIEM COMPENSATION

Action on said ordinance was postponed until the next meeting of the County Board.

REPORTS OF STANDING COMMITTEES AND SECOND READING

Committee on Administration

Resolution 15-16/063 APPROVING ALTERATION OF SUPERVISORY DISTRICT BOUNDARIES RESULTING FROM NEW WARDS FOR THE CITY OF EAU CLAIRE AND CITY OF ALTOONA

Motion by Supervisor Leary, seconded by Supervisor Willett for adoption.

On a roll call vote, the resolution was unanimously adopted.

Resolution 15-16/074 AWARDING THE CONTRACT FOR HEALTH INSURANCE FOR EAU CLAIRE COUNTY TO GROUP HEALTH COOPERATIVE OF EAU CLAIRE WISCONSIN

Motion by Supervisor Clark, seconded by Supervisor Willett for adoption.

On a roll call vote, the resolution was unanimously adopted.

Resolution 15-16/076 AUTHORIZING EAU CLAIRE COUNTY TO APPLY FOR A GRANT FROM THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION'S IDLE INDUSTRIAL SITE REDEVELOPMENT PROGRAM ON BEHALF OF THE SONNENTAG EVENT AND RECREATION COMPLEX PROJECT

Motion by Supervisor Leary, seconded by Supervisor Wilkie for adoption.

On a roll call vote, the resolution was unanimously adopted.

Committee on Planning and Development

Resolution 15-16/067 RESOLUTION TO REPEAL STATUTORY PROVISIONS ENACTED IN THE STATE OF WISCONSIN 2015-2017 BUDGET CONCERNING SHORELAND ZONING STANDARDS (SECTIONS 1922am-1922L OF 2015 WISCONSIN ACT 55)

Motion by Supervisor Willett, seconded by Supervisor Schraufnagel for adoption.

On a roll call vote, the resolution was unanimously adopted.

Resolution 15-16/071 IN OPPOSITION TO SENATE BILL 239 AND SENATE BILL 291

Motion by Supervisor Dunning, seconded by Supervisor LaVelle for adoption.

Motion by Supervisor Conlin to postpone action on this resolution. There was no second to the motion.

On a roll call vote, the resolution was adopted as follows:

26 ayes: Supervisors Gibson, Kranig, Pagonis, Forsythe, Chilson, Stelljes, Steinhauer, Henning, Bates, Clark, Schlieve, Smiar, Mikelson, Moore, Dunning, Wilkie, Willett, Beckfield, Miller, Leary, Manydeeds, Olson, Schraufnagel, Lokken, Regenauer, LaVelle

1 no: Supervisor Conlin

2 absent: Supervisors Reck, Bauch

FACT SHEET

TO FILE NO. 15-16/076

General Information about the John H. and Carolyn O. Sonnentag Event and Recreation Complex

- On December 31, 2014, the County Materials Corporation transferred ownership to the Blugold Real Estate Foundation, Inc., the County Materials and Student Transit properties on Menomonie Street. This represented approximately 25 acres of river-front property given with the intent that it would be developed into the John H. and Carolyn O. Sonnentag Event and Recreation Complex.
- Blugold Real Estate Foundation is a supporting organization of the UW-Eau Claire Foundation and was organized as a non-profit corporation for the purpose of receiving land gifts for the University's benefit and holding and developing the real estate specifically to benefit the University.
- Blugold Real Estate Foundation is partnering with the University, the Eau Claire YMCA and Mayo Clinic Health Systems to build an event center, activities and recreation center shared by the university and the YMCA, and additional YMCA facilities, including a community wellness center in partnership between the YMCA and Mayo Clinic Health Systems.
- Since the transfer of ownership, both Student Transit and County Materials leased back their facilities from Blugold Real Estate Foundation so they could continue their business operations until they could relocate. Student Transit moved out of their facilities in September to their new location on Fehr Road. County Materials is in the process of building a new retail operation and will be relocating in the next couple years. The footprint they will continue to operate is in an area designated for parking so work will progress on tearing down buildings and preparing the site for development in 2016.
- Phase 1 and 2 environmental audits were conducted on both properties. We currently are working with Ayres Associates in applying for grants to help with some soils remediation, removal of the buildings and other site preparation work.
- Blugold Real Estate Foundation contracted with the Brailsford and Dunleavy firm to conduct a market analysis for the Event Center component of the project. Additionally the University is undergoing a review and update of its campus master plan as well as a complete analysis of the University's recreation and athletic facilities. This work will help solidify exactly what elements will be located in this complex relative to elements that will be on campus.
- Some key points from the market analysis include the following:
 - integrating the different project components for the event center, recreation and activities center and YMCA provides for an opportunity to leverage additional funding and operational resources; reduce personnel costs resulting from shared personnel; and significantly increased exposure for the event center;
 - initial planning is focusing on an event center to accommodate seating for 4,500-5,000 and total capacity of 6,000 (Zorn Arena holds 3,500);
 - including an ice sheet would increase revenue potential and complement activities and programming in Hobbs Ice Center. Initial planning is contemplating an ice sheet.

- the event center will be where the UW-Eau Claire men's and women's basketball and men's hockey programs will play varsity games. The event calendar will be supplemented by a wide range of events that could include festivals, family shows, concerts, traveling shows, trade shows, etc.
- the size of the event center would be approximately 130,000 square feet and the activities/recreation/YMCA components another 150,000 square feet (Zorn Arena is nearly 44,000 square feet and the current YMCA is 77,000 square feet)
- Blugold Real Estate Foundation contracted with Ayres Associates (Eau Claire) and RDG (Des Moines, Iowa) to create initial site concepts and development plans. What they have created is not what the final project will look like, but rather to give our constituents a vision of what might exist on the site and to ensure that what we envision will be accommodated on our footprint. This land will accommodate the project's needs.
- There have been numerous meetings with various constituent groups and potential users of the complex to receive their input, ideas and vision. Additionally Blugold Real Estate Foundation has been meeting with various governmental and regulation agencies (City of Eau Claire, DNR, Department of Transportation, etc.) to discuss the project and receive their input, recommendations, etc.
- There is considerable work ahead. What Blugold Real Estate foundation anticipates happening primarily in 2016 is the demolition of buildings on the site, site preparation and fundraising discussions. The Blugold Real Estate Foundation will continue to work closely with its partners – the university, the YMCA and Mayo Clinic Health Systems - to develop points of intersection and partnerships and to ensure that the project moves forward in a way that will meet all of the stakeholders needs and serve as an invaluable resource for our region.

This fact sheet was provided by the Blugold Real Estate Foundation, Inc.

Respectfully Submitted,



Keith R. Zehms
Corporation Counsel

KRZ/yk

Ordinance/15-16.076 Fact

- AUTHORIZING EAU CLAIRE COUNTY TO APPLY FOR A GRANT FROM THE
WISCONSIN ECONOMIC DEVELOPMENT CORPORATION'S IDLE INDUSTRIAL SITE
REDEVELOPMENT PROGRAM ON BEHALF OF THE SONNENTAG EVENT AND
RECREATION COMPLEX PROJECT-

WHEREAS, Eau Claire County has a successful history of collaboration with public, private and not-for-profit organizations within the county that have been beneficial to the community and the respective organizations; and

WHEREAS, the Blugold Real Estate Foundation, Inc., which is a supporting organization of the University of Wisconsin-Eau Claire Foundation, has received a gift of nearly 25 acres of land previously owned by Urban Transit, located at 1001 Menomonie Street, and the County Materials Corporation, located at 1111 Menomonie Street, in Eau Claire; and

WHEREAS, the Blugold Real Estate Foundation is working cooperatively with the University, the Eau Claire YMCA and Mayo Clinic Health Systems, to develop a shared event, recreation, YMCA and wellness complex at that site, which will be known as the John H. and Carolyn O. Sonnentag Event and Recreation Complex; and

WHEREAS, the shared facilities at the Sonnentag Complex will provide the community with opportunities for recreation, athletics, entertainment and wellness at a location on the Chippewa River that is currently a large commercial and industrial site; and

WHEREAS, the Sonnentag Complex project provides a unique opportunity for the community to work collaboratively to meet current and future needs of the community, the University and the County; and

WHEREAS, the construction of the proposed project will require a strong partnership in the private sector, local government, non-profit organizations and the University and would combine the experience, capability, skills, talent and financial resources of various sectors to accomplish a project that could not be completed by any one of the organizations on their own; and

WHEREAS, the construction and operation of the John H. and Carolyn O. Sonnentag Event and Recreation Complex will strengthen the local and regional economy resulting in increased county sales tax revenue, create jobs, raise the property tax base and attract and retain talent in the community that will benefit all Eau Claire County citizens; and

WHEREAS, the current site is considered an idle industrial site that can be redeveloped and become a generator of economic development and an improved quality of life for the city and county; and

WHEREAS, the Wisconsin Economic Development Corporation has an Idle Industrial Site Redevelopment Grant Program of up to \$500,000 per grant ; and

WHEREAS, grant applicants must be cities, villages, towns, redevelopment authorities, community development authorities or other government entities; and

1 WHEREAS Eau Claire County is a government entity eligible to apply for the WEDC
2 grant funding on behalf of the project.
3

4 NOW, THEREFORE, BE IT RESOLVED that the Eau Claire County Board of
5 Supervisors hereby agrees to authorize staff to work with the Blugold Real Estate Foundation,
6 Inc., to apply for a WEDC Idle Industrial Site Redevelopment Grant for the purposes of
7 demolition, abatement, environment remediation, and / or site-specific improvements to advance
8 the site to shovel-ready status with the following contingencies:
9

- 10 • That the County assumes no liability or responsibility for the work being done at the site
11 and only serves as a fiscal agent to receive and submit expense vouchers for
12 reimbursement;
13
14 • That Blugold Real Estate Foundation, Inc. assumes full responsibility for fulfilling the
15 requirements of the grant; operationally and financially.
16
17 • That Blugold Real Estate Foundation, Inc., is responsible for securing and paying for
18 expenses associated with writing and submitting the grant.
19
20 • That Eau Claire County's participation as a fiscal agent in submitting the grant on behalf
21 of the project is not construed as the County's approval to provide financial or human
22 resources or to be a grant applicant for future funding for this project without separate and
23 prior approval from the County.

24
25 BE IT FURTHER RESOLVED that the Eau Claire County Board of Supervisor authorizes
26 staff to submit a grant application from Eau Claire County to the WEDC Idle Industrial Site
27 Redevelopment Program on behalf of the Blugold Real Estate Foundation, Inc.
28

29 ADOPTED:
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Committee on Administration

41 KRZ/yk
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Dated this _____ day of _____, 2015.

ORDINANC/15-16/076

Appendix E
Documentation of Community Notification

AFFIDAVIT OF PUBLICATION

WNAXLP

(Ldr.-Tele.-Dec. 1, 2015)
PUBLIC MEETING NOTICE
Blugold Real Estate Foundation, Inc.
U.S. EPA Brownfields Hazardous Materials Cleanup Grant
Application Submittals

The University of Wisconsin - Eau Claire, Blugold Real Estate Foundation, Inc. intends to submit two \$200,000 U.S. EPA Brownfields Hazardous Materials Cleanup Grant applications to secure funding to assist with environmental cleanup of former industrial properties located at 1061 and 1111 Menomonie Street in Eau Claire, Wisconsin. Following cleanup, these properties will be redeveloped as part of the proposed Sonntag Event and Recreation complex.

A public meeting to accept comments on the draft Cleanup Grant Applications will be held at 5:00 p.m. on Monday, December 14, 2015, in the Mohican Room, Room 310, Davies Center, UW-Eau Claire campus. A brief description of the proposed cleanup project and grant applications will be presented and all persons will be afforded a reasonable opportunity to present both oral and written comments on these applications. Documentation of the public meeting and comments received will be incorporated into the final grant applications.

The grant applications and associated Analysis of Brownfield Cleanup Alternatives (ABCA) report for each property will be available for a 14-day public review period beginning on December 1, 2015 and concluding on December 14, 2015. These documents are available for review at the UW-Eau Claire McIntyre Library, the City of Eau Claire L.E. Phillips Public Library, or at http://www.uwec.edu/Foundation/cleanup_grant.htm

If you are interested in providing comments on these draft grant applications, please attend the public meeting or submit written comments no later than 5:00 p.m., December 14, 2015 to:

Kimera Way, Executive Director
Blugold Real Estate Foundation, Inc.
105 Garfield Avenue, Schofield 214
Eau Claire, WI 54701
waykk@uwec.edu

Robyn Brown, being duly sworn, says that she is the legal advertising coordinator of the EAU CLAIRE LEADER-TELEGRAM, a public daily newspaper of general circulation, printed and published in the City of Eau Claire, in the County and State aforesaid, and that the notice of which the annexed is a copy taken from the paper in which the same was published on:

12/1/2015

and thereafter on the following dates to-wit:

Signature 

Subscribed and sworn to before me this:

1st day of Nov. 2015

Signature 
Notary Public.

My commission expires 1-1 2017

STATE OF WISCONSIN

In _____

FOR EAU CLAIRE COUNTY

In the matter of _____

Of _____

Affidavit of Publication

Of _____

Filed _____, 20____



University of Wisconsin-Eau Claire
Foundation Inc.

Public Meeting Notice and Grant Applications

Click [here](#) for grant application for 1061 Menomonie Street.

Click [here](#) for grant application for 1111 Menomonie Street.

Thank you for your interest in this important project.

Blugold Real Estate Foundation Inc.

U.S. EPA Brownfields Hazardous Materials Cleanup Grant Application Submittals

The University of Wisconsin-Eau Claire, Blugold Real Estate Foundation Inc. intends to submit two \$200,000 U.S. EPA Brownfields Hazardous Materials Cleanup Grant applications to secure funding to assist with environmental cleanup of former industrial properties located at 1061 and 1111 Menomonie St. in Eau Claire, Wisconsin. Following cleanup, these properties will be redeveloped as part of the proposed Sonnentag Event and Recreation Complex.

A public meeting to accept comments on the draft Cleanup Grant Applications will be held at 5 p.m. Monday, Dec. 14, 2015, in the Mohican Room (Room 310) of Davies Center on the UW-Eau Claire campus. A brief description of the proposed cleanup project and grant applications will be presented and all persons will be afforded a reasonable opportunity to present both oral and written comments on these applications. Documentation of the public meeting and comments received will be incorporated into the final grant applications.

Public Review Period

Dec. 1-14, 2015

The grant applications and associated Analysis of Brownfields Cleanup Alternatives (ABCA) report for each property will be available for a 14-day public review period concluding Dec. 14, 2015. These documents will be available for review at UW-Eau Claire's McIntyre Library, the L.E. Phillips Memorial Public Library in Eau Claire and on this Web page beginning Dec. 1, 2015.

If you are interested in providing comments on these draft grant applications, please attend the public meeting or submit written comments no later than 5 p.m. Dec. 14, 2015, to:

Kimera Way, Executive Director
Blugold Real Estate Foundation Inc.
105 Garfield Ave., Schofield 214
Eau Claire, WI 54701
waykkk@uwec.edu



Learn more about the Power of Possible Campaign [here](#).

What can you make possible today?

Apply

Give

MEETING MINUTES

Meeting Location: Mohican Room, Room 310,
UW-Eau Claire Davies
Center

Project No.: 23-1562.14/23-1562.15

Date/Time: December 14, 2015 (5:00 p.m.)

Re: Public Meeting - U.S. EPA Hazardous
Materials Cleanup Grant Applications –
1061 and 1111 Menomonie Street, Eau
Claire, Wisconsin

Notes By: Kimera Way, Blugold Real Estate
Foundation, Inc.

Attendees: See attached meeting sign-in sheet (2 attendees total)

A public meeting was held to accept comments on two \$200,000 Draft U.S. EPA Hazardous Materials Cleanup Grant Applications – 1061 and 1111 Menomonie Street, Eau Claire, Wisconsin. These applications will be submitted to the U.S. EPA on or before December 18, 2015 to request grant funding to help conduct remediation at these two properties.

Notices were placed in the Eau Claire Leader Telegram and the UW-Eau Claire student newspaper, the Spectator, on December 1, 2015 to provide 14 days advance notice of this meeting. During the 14-day comment period a copies of each Draft Cleanup Grant Application and the associated Analysis of Brownfield Cleanup Alternatives (ABCA) were made available for review at the UW-Eau Claire McIntyre Library, the City of Eau Claire L.E. Phillips Public Library, or at http://www.uwec.edu/Foundation/cleanup_grant.htm.

The meeting was called to order at 5:00 p.m. by Kimera Way, Executive Director of the Blugold Real Estate Foundation, Inc., grant applicant. After a 15-minute waiting period, no one from the general public was in attendance and the meeting was adjourned. There were no written comments received during the 14-day public comment period and no oral comments were provided at the public meeting.

Because no public comments were received, no amendments will be made and the Cleanup Grant Applications will be submitted to the U.S. EPA as prepared.

Respectfully submitted by,



Kimera Way, Executive Director
Blugold Real Estate Foundation, Inc.
105 Garfield Avenue, Schofield 214
Eau Claire, WI 54701
waykk@uwec.edu

Blugold Real Estate Foundation, Inc.
U.S. EPA Hazardous Materials Cleanup Grant Applications
1061 and 1111 Menomonie Street, Eau Claire, WI 54703

December 14, 2015 – 5:00 PM
Mohican Room - 310, Davies Center, UW-Eau Claire Campus

[illegible]

Appendix F

Draft Analysis of Brownfields Cleanup Alternatives (ABCA)

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

Former County Materials Corp. Site
1061 Menomonie Street (Parcel 04-318)
Eau Claire, Wisconsin 54703
November 2015

INTRODUCTION

Blugold Real Estate Foundation, Inc. retained Ayres Associates to perform Phase I and Phase II environmental site assessment (ESA) activities at the former County Materials Corp. (County Materials) property at 1061 Menomonie Street in Eau Claire, Wisconsin. The attached Figure 1 shows an aerial view (2013) of the property and approximate property boundaries. The Phase I ESA is a review of readily available information to assess and identify potential environmental conditions that may adversely affect the property. The Phase II ESA includes sampling and laboratory analysis of soil and groundwater samples to evaluate potential environmental impairment identified during the Phase I assessment. Results of the Phase I assessment for the former County Materials Corp. site performed in November 2014 are presented in the Phase I Environmental Site Assessment, ASTM Practice E1527-13, County Materials, 1061-1111 Menomonie Street, Eau Claire, Wisconsin, (December 2014), prepared by Ayres Associates. Results of the Phase II assessment for the property performed in December 2014 are presented in the Site Investigation Report, Former County Materials Corp., 1111 Menomonie Street, Eau Claire, Wisconsin, (February 2015) prepared by Ayres Associates.

This Analysis of Brownfields Cleanup Alternatives (ABCA) is intended as a summary of cleanup options selected to address the environmental contamination issues at the subject property (Parcel 04-318). The remedial action review includes an evaluation of a range of technically feasible options for restoration of the environment to comply with state and federal environmental laws to the extent practicable. The preferred remedial action considers the site and contaminant characteristics, surrounding environment, land-use restrictions, potential future uses, costs, and cleanup goals.

Written records for this project, including the documents referenced above, can be viewed at the offices of the Blugold Real Estate Foundation, Inc. on the UW-Eau Claire campus at 105 Garfield Avenue, Schofield 214, Eau Claire, Wisconsin. This ABCA, together with a U.S. EPA Brownfields Hazardous Materials Cleanup Grant application will also be available for review during a public comment period planned for December 1, 2015 to December 14, 2015. During this period, these documents will be available for review at the UW-Eau Claire McIntyre Library, the City of Eau Claire L.E. Phillips Public Library, or at <http://www.uwec.edu/foundation/>.

BACKGROUND

The property consists of two parcels of land measuring approximately 21 acres and located in the South ½ of the Southwest ¼ of Section 19 and the North ½ of the Northwest ¼ of Section 30, Township 27 North, Range 9 West, in the City of Eau Claire, Eau Claire County, Wisconsin. The parcels include 1061 Menomonie Street (Parcel Number 04-0318) which is 13.2 acres in area and 1111 Menomonie Street (Parcel Number 04-0280-A) which is 7.8 acres in area.

The subject property is currently developed with eight primary buildings and additional storage structures. Occupied buildings are heated via natural gas or liquid propane systems, and utilize municipal water and sanitary sewer. A private storm sewer system is indicated to discharge to the Chippewa River.

The subject property is not currently used for manufacturing. County Materials currently uses the subject property for offices and warehousing and retail sales of previously produced concrete blocks and associated products while they prepare to vacate the property and move to a new location. A vehicle maintenance shop also continues to operate, and includes new and used oil ASTs, a parts washer, and several stored drums of petroleum products. County Materials is also in the process of liquidating equipment and consolidating manufacturing materials that will be disposed as special or hazardous waste.

The subject property was used by Fehr Concrete for similar operations from the early 1940s until the early 1990s. Other past uses of the subject property with approximate dates of operation, as indicated by fire insurance maps and city directories, include a saw mill (1800s to early 1900s), boiler factory (1800s to early 1900s), iron foundry (1800s to early 1900s), brass foundry (1800s to early 1900s), chilled iron plow factory (1800s), box and crate factory (1800s to 1926), streetcar and bus garage (1800s to 1935), filling station (1930-1941), tractor and equipment sales (1941-1973), trucking facility (1941-1978), and boat factory (1926-1935) in addition to several residential dwellings. Fire insurance maps indicate that some of these facilities were operating on the subject property in 1897, and are likely to have been established in the middle

CONTAMINANTS OF CONCERN AND EXPOSURE ROUTES

The primary contaminants of concern in soil as identified in the Phase II ESA include heavy metals (primarily lead). Low concentrations of polycyclic aromatic hydrocarbons (PAH) are also present across the site.

Based on the location and nature of the contaminants identified above, and considering the anticipated future use for the site and planned remedial excavation work, the *construction worker/trespasser* has been identified as the most likely person to come in contact with the materials. The potential routes of exposure to these substances include:

- Ingestion and dermal contact with heavy metals (lead) and PAH impacted soils

Potential transport mechanisms of site contaminants include:

- Direct contact and potential ingestion of impacted soils
- Leaching of contaminants to groundwater

CLEANUP OBJECTIVES

Remedial action objectives describe what the proposed site cleanup activities are expected to accomplish. The remedial action objectives for impacts at this site include:

- Prevent direct contact exposure to contaminated soil by on-site workers or trespassers
- Removal, treatment, or capping of contaminated soils to prevent leaching to groundwater

CLEANUP STANDARDS

Blugold Real Estate Foundation, Inc.'s objective is to obtain a no further action letter from the WDNR for investigation and remediation efforts expended during this redevelopment project. To obtain closure for individual sites, it will be necessary to follow state regulatory requirements detailed in Wisconsin Administrative Codes. Contaminated soil should be restored in compliance with the requirements of ch. NR 720. Soil samples collected and analyzed for the purpose of risk analysis, evaluation of remedial alternatives, and compliance with state regulatory requirements will be analyzed in a fixed analytical laboratory using USEPA SW-846 methods.

REMEDIAL ALTERNATIVES CONSIDERED

This section identifies various remediation alternatives that may be used to address the environmental contamination issues at the properties. All of the alternatives were evaluated with respect to WDNR Chapter NR 722 and EPA requirements, including:

- Effectiveness
- Ability to Implement,
- Compliance with Standards, and
- Reasonableness of Cost.

The alternatives considered address soil contamination on the subject property. Removal of existing buildings, foundations, pavements and associated asbestos abatement will be completed under a separate action prior to implementation of the alternative recommended in this ABCA.

No Action Alternative

A no-action alternative was considered to establish a baseline for comparison with other alternatives. Under this option, all activities at the site with regard to remediation would be discontinued and no additional costs would be incurred. A no-action alternative would not be protective of human health or the environment, would not comply with Wisconsin environmental rules, and would restrict potential redevelopment or use of the site. This property would remain an environmental hazard and blight on the neighborhood.

Soil Excavation Alternative

The "Soil Excavation Alternative" would entail the removal of identified areas of soil contamination and waste across the site and disposal of the materials at a licensed off-site disposal facility.

The "Soil Excavation and Disposal Alternative" will result in removal of acutely impacted soil and waste materials from the site. This option would be effective in the short-term by allowing the immediate removal of highly impacted soil and waste materials. In the long-term, this option would enhance the overall remedial strategy by reducing the overall quantity of residual soil impacts.

Typically, the excavation and off-site disposal cleanup option may be more expensive than the in-situ (in-place) capping of contaminated soil in the short term, which is true for this site, but off-site disposal limits long-term risks and future costs to owners or users of the contaminated property by removing the contamination, and direct contact risk, from the site. Waste removal also mitigates the potential for any future migration of contamination into the environment.

Engineered Barriers and Institutional Controls Alternative

The in-situ capping of contaminated soil is considered a soil performance remedy under WDNR Chapter NR 720.19. In general, a soil performance standard, i.e. capping, is considered an engineered control that is kept in-place, operated and maintained, until the lowest concentration that is practicable is achieved so that the residual contaminants left in the soil do not pose a threat to public health, safety and welfare, or the environment. Engineered controls may include: soil covers, pavement covers, and building/structural covers.

The end use of the property needs to be considered to implement a cap design. The cap should be incorporated as part of the site development as it will be a permanent feature of the property. Materials used for cap construction are common and readily available. If constructed appropriately, the cap would become a part of the landscaping and aesthetically pleasing to the general public. On a site that is being developed, the buildings and parking lots, as well as the landscaping, can all be integrated into the cap. Implementation of a cap on this site will be affected by the areas of underground utilities, grading cut, and future land use.

These remedial action options provide short-term control of exposure, while longer-term processes such as natural attenuation reduce constituent concentrations to below the regulatory limits. Together, the long-term and short-term elements protect human health and the environment. While the “Engineered Barriers Alternative” may be less expensive in the short term, it does not limit long-term risks or future costs if implemented without removing contaminated soil and waste.

Capping can be an effective means for minimizing direct human contact to contaminated soils and mitigating vertical infiltration of precipitation through contaminated materials. Although capping does not actively reduce contaminant volume, toxicity or mobility, capping will be part of the overall remediation strategy for the site during redevelopment.

Soil Washing

Soil washing removes metals from soil by chemical and physical treatment methods in an aqueous suspension. The process involves treating contaminated soil by adding extraction agents that react with the contaminant and leach it from the soil. Soil washing is effective with soils containing smaller fractions of silt and clay. This treatment is efficient in terms of site cleanup because it allows for reuse of the coarse fraction of contaminated materials on site. The fine fraction of soil may require off-site disposal. The effectiveness of the treatment can be confirmed by field screening and laboratory analysis of soil samples as the cleanup process is conducted.

The type and concentration, as well as the volume and grain size distribution of material being treated, needs to be considered prior to implementation of this remedial method. Each one of these factors will

determine the type of extraction reagent required for treatment. Contaminated materials are excavated and screened to segregate the soil particles into different size fractions. This process is either performed prior to or in conjunction with chemical treatment. The chemical treatment can remediate the coarse fraction to levels acceptable for on-site reuse. The fine fraction is typically disposed off-site.

Fees associated with in situ treatment include treatability studies for determining the appropriate chemical extraction blends, cost of chemical reagents, excavating equipment, water treatment, and soil washing apparatus. Landfill disposal costs need to be considered for the fine soil fraction.

Solidification/Stabilization

Stabilization treatment involves mixing or injecting contaminated materials with chemical blends to stabilize the contaminants of concern. This treatment is efficient in terms of site cleanup because it allows for reuse of contaminated materials on site. This treatment can also achieve reduced disposal costs by generating a solid waste from material that previously was characteristic hazardous. The effectiveness of the treatment can be confirmed by field screening and laboratory analysis of soil samples as the chemical mixing process is conducted.

The type and concentration as well as the volume of material being treated needs to be considered prior to implementation of this remedial method. Each one of these factors will determine the volume and type of chemical blend required for treatment. Contaminated materials are typically mixed in place using a backhoe. Injection may be required if contamination extends to depths greater than a backhoe can reach or if contaminated soil exists beneath structural impediments.

Fees associated with in situ treatment include treatability studies for determining the appropriate chemical reagent blend and dosage rate, cost of chemical reagents, permitting, materials handling, and mixing equipment.

COMPARATIVE ANALYSIS OF REMEDIAL ALTERNATIVES

A comparative analysis of the remedial alternatives was performed (advantages and disadvantages) with respect to the evaluation criterion defined earlier in this report. This analysis of alternatives is specific to the hydrogeologic conditions and contaminant types and concentrations at this site.

The effectiveness and overall protection of human health and the environment using excavation and off-site disposal and soil washing are relatively high, while containment using an engineered barrier alone and stabilization is moderately effective. Soil washing and stabilization remedial alternatives reduce the toxicity, mobility, and volume of impacted materials at the site. However, while containment using an engineered barrier reduces the mobility of contaminants in the soil, it does not effectively treat or reduce the volume of the contaminants like the other alternatives. Furthermore, off-site disposal does not reduce the toxicity of contaminants but it does remove the contaminated soil from an uncontrolled environment to a secure permitted landfill.

Labor, machinery, and materials are readily available for implementing each of the alternatives described above. A treatability testing program would need to be performed prior to implementing soil washing or stabilization at this site. Significant grubbing and debris removal will need to be performed to ready the site for any of the remedial alternatives selected. Man-made fill material (i.e. ashes, cinders, bricks, concrete,

wood debris, and glass) is not suitable for soil washing or stabilization and will require separation and off-site disposal.

Excavation and off-site disposal and soil washing would be most effective at complying with cleanup standards as most of the waste and contaminated soil will be removed or treated. In-situ stabilization would likely rank second in the ability to comply with cleanup standards. Containment using an engineered surface barrier would not meet cleanup standards as capping does not actively remediate contamination, however, the objectives of remediation can be met with this option by eliminating the direct contact risk to the public.

Costs for excavating and disposal of contaminated materials are relatively low depending on the type of contamination. Fees associated with non-hazardous materials typically include excavation, hauling, backfilling and either bioremediation or land filling. Hazardous materials, if present, would require pretreatment prior to disposal in a landfill. Based on the estimated site design grades, which are two feet higher than existing grades, it would be necessary to import an exceptionally large quantity of clean fill if impacted soils are excavated and removed from this site. The estimated cost for the integrated alternative using soil excavation and off-site disposal plus replacement with clean fill is \$2,763,600.

Containment using an engineered barrier, or site capping, is a relatively inexpensive method of site remediation. Costs for cap construction would include the materials, labor, permitting, and periodic maintenance of an impermeable or vegetative cover. Capping may be performed as a part of site development in areas where excavation or grading will not disturb contaminated site soils and the impacted soil can be left in place, or relocated on-site. Capping would be very economical at this large site because clean soil will have to be imported to raise the existing site elevation to design grades, and impacted soil can be left in place and covered by the clean imported fill. Institutional controls, such as GIS registry and land use restrictions, will likely be part of any integrated remedial alternative involving containment. The estimated cost for the integrated alternative using containment with an engineered barrier and institutional controls is \$473,550.

Soil washing is a water-based process for mechanically scrubbing excavated soil to remove contaminants by dissolving or suspending them in the wash solution. Contaminated soil from the unsaturated zones will be treated by soil washing following removal by excavation. Wastewater used for soil washing is treated on site prior to discharge. Soil washing ranks moderate to high in overall costs compared to other conventional techniques. Costs to remediate metal contaminated soil include pilot testing, permitting, direct operating costs such as utility consumption and repair, preventive maintenance, mobilization and setup costs, quality assurance sampling and analysis, and excavation of contaminated soil and the replacement of the treated soil. Dewatering activities, if required at some sites, during soil treatment, and treatment of wastewater from soil washing will increase the cost of implementing this method. The estimated cost for the integrated alternative using soil washing is \$2,452,275.

Chemical stabilization ranks moderate to high in overall costs compared to other conventional techniques. Costs will increase for large areas of contamination, contamination located at a significant depth below the surface and for highly contaminated areas because of the need for multiple treatments. Cost saving using chemical stabilization is primarily due to reducing the leachability of metals which allows for the beneficial reuse of soils on site and the significant reduction in long-term operation, maintenance, and monitoring costs. The estimated cost for the integrated alternative using chemical stabilization is \$2,543,625.

Estimated costs to implement potential remedial scenarios discussed above are summarized in Table 1.

PREFERRED REMEDIAL ALTERNATIVES

The Remedial Alternatives were evaluated based on effectiveness, implement ability, the cost of each alternative, the potential future uses of the property and the proposed redevelopment plans. All of the alternatives are considered technically feasible and capable of protecting human health and the environment with the exception of the “No Action Alternative.”

The recommended remedial approach for implementation at this site is **Option 2 - Containment using an Engineered Barrier**. This alternative is the most time and cost effective remedial action approach to achieve case closure, and more importantly, will support the potential future use of the property.

ESTIMATED COST OF REMEDY

Preliminary estimated costs for the recommended conceptual soil remedial alternative, including potential alternative cap designs, include estimated capital costs for site preparation, excavation, transportation and disposal, off-site treatment, backfilling, site restoration, and environmental monitoring. Annual operation, maintenance, and monitoring (OM&M) costs are not estimated beyond the first year. **The cost estimates were developed primarily for the purpose of comparing remedial alternatives and not for establishing project budgets.** Cost estimates were prepared in accordance with the USEPA guidance document, A Guide to Developing and Documenting Cost Estimates during the Feasibility Study (USEPA and USACE, 2000). Estimated costs to implement potential remedial scenarios discussed above are summarized in Table 1.

Table 1 - Estimated Costs for Conceptual Alternatives
Parcel 04-0318

| Remedial Alternative | Capital Costs | Professional/ Technical Services | Construction Observation/ Management | Compliance/ Environmental Monitoring | Contingency (5%) | Total |
|--|---------------|----------------------------------|--------------------------------------|--------------------------------------|------------------|-------------|
| Option 1 Soil Exc. w/ Off-Site Disposal | \$2,610,000 | \$15,000 | \$5,000 | \$2,000 | \$131,600 | \$2,763,600 |
| Option 2 Containment w/ Engineered Surface Barrier | \$435,000 | \$10,000 | \$5,000 | \$1,000 | \$22,550 | \$473,550 |
| Option 3 Soil Washing | \$2,305,500 | \$15,000 | \$10,000 | \$5,000 | \$116,775 | \$2,452,275 |
| Option 4 On-site Stabilization | \$2,392,500 | \$15,000 | \$10,000 | \$5,000 | \$121,125 | \$2,543,625 |
| Option 5 No Action | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

Notes:

Cost estimates were developed primarily for the purpose of comparing remedial alternatives and not for establishing project budgets.

Present value analysis has not been applied to estimated costs during this preliminary stage of remedial action selection.

Estimated volumes of contaminated material (43,500 cubic yards) are dependent on assumptions about site conditions, degree of contamination, and site development design criteria.

Cost estimates were prepared in accordance with the USEPA guidance document, A Guide to Developing and Documenting Cost Estimates during the Feasibility Study (USEPA and USACE, 2000).



Appendix G
Documentation of Nonprofit Status

Attachment G - Documentation of Nonprofit Status

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: DEC 05 2014

BLUGOLD REAL ESTATE FOUNDATION INC
PO BOX 4004 - 105 GARFIELD AVE
EAU CLAIRE, WI 54702-4004

Employer Identification Number:
47-1689874
DLN:
17053252357034
Contact Person: MARILYN COLEMAN ID# 31511
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
509(a)(3)
Form 990 Required:
Yes
Effective Date of Exemption:
July 7, 2014
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Specifically, we have determined that you are a Type I supporting organization under section 509(a)(3). A Type I supporting organization is operated, supervised, or controlled by one or more publicly supported organizations.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

BLUGOLD REAL ESTATE FOUNDATION INC

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in black ink, reading "Tamara Rippenda". The signature is written in a cursive style with a large, prominent 'T' and 'R'.

Director, Exempt Organizations

Appendix H
Documentation of Applicant Eligibility



2015 Property Record | City of Eau Claire, WI

Assessed information is valid as of 2015-11-09

Parcel Number: 04-0318

PIN: 1822122710300060001

OWNER INFORMATION

BLUGOLD REAL ESTATE FOUNDATION INC
105 GARFIELD AVE
EAU CLAIRE, WI 54701

TAX INFORMATION

View tax data on Eau Claire County's Site

[External Report](#)

PARCEL INFORMATION

| | |
|--------------------------|---------------|
| <u>Street Number:</u> | 1061 |
| <u>Street Name:</u> | MENOMONIE ST |
| <u>Lot Size (sq ft):</u> | 0 |
| <u>Property Class:</u> | MANUFACTURING |
| <u>School Dist:</u> | EAU CLAIRE |

VALUATION AND SALE HISTORY

| | |
|----------------------------------|-------------|
| <u>2015 Land Assessment:</u> | \$416,400 |
| <u>2015 Improved Assessment:</u> | \$613,100 |
| <u>2015 Total Assessment:</u> | \$1,029,500 |
| <u>Last Sale Date:</u> | 2014-12-30 |
| <u>Last Sale Price:</u> | \$2,300,000 |
| <u>Previous Sale Date:</u> | 1973-01-01 |
| <u>Previous Sale Price:</u> | \$210,000 |

PRIMARY BUILDING

| | |
|-----------------------------------|----|
| <u>Exterior Finish:</u> | |
| <u>Number of Units:</u> | 0 |
| <u>Total Living Area (sq ft):</u> | 0 |
| <u>Basement Size (sq ft):</u> | 0 |
| <u>Basement Finish (sq ft):</u> | 0 |
| <u>Garage Type:</u> | |
| <u>Garage Size:</u> | |
| <u>Fuel Type:</u> | |
| <u>Heat Type:</u> | |
| <u>Air Conditioning:</u> | 0% |
| <u>Fireplaces:</u> | 0 |
| <u>Number of Rooms:</u> | 0 |
| <u>Number of Bedrooms:</u> | 0 |
| <u>Full Baths:</u> | 0 |
| <u>Half Baths:</u> | 0 |

LEGAL DESCRIPTIONS

PRT OF SW-SW & SE-SW SEC 19-27-9 & PRT OF GOVT LOT 6 SEC 30-27-9 DESC AS FOLL COMM AT SW COR OF SD SEC 19 THC N 1 DEG 12 MIN 21 SEC E 33.07 FT THC N 79 DEG 25 MIN E 1115.93 FT TO POB THC CONT N 79 DEG 25 MIN E 832.31 FT THC S 11 DEG 0 MIN E 665.41 FT TO A PT LOC 32 FT M/L FROM WATER'S EDGE OF CHIPPEWA RIVER SD PT BEING BEG OF MEANDER LN ALG WATER'S EDGE THC ALG SD MEANDER LN S 75 DEG 23 MIN 59 SEC W 806 FT THC N 13 DEG 12 MIN 40 SEC W 722.61 FT TO POB INCL THOSE LANDS LYG BETW MEANDER LN & WATER'S EDGE OF SD RIVER EXC THAT PRT DESC V 917 P 110 & EX MENOMONIE ST R/W DESC V 1094 P 92

Appendix I, J, K
Cost Share Waiver, Property-Specific Determination
and Petroleum Determination

(Not Applicable)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/15/2015

4. Applicant Identifier:

Blugold Real Estate Fnd. Inc.

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Blugold Real Estate Foundation, Inc.

* b. Employer/Taxpayer Identification Number (EIN/TIN):

47-1689874

* c. Organizational DUNS:

0800536830000

d. Address:

* Street1:

105 Garfield Ave., Schofield 214

Street2:

* City:

Eau Claire

County/Parish:

Eau Claire

* State:

WI: Wisconsin

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

54701-4800

e. Organizational Unit:

Department Name:

Blugold Real Estate Fnd., Inc.

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Kimera

Middle Name:

* Last Name:

Way

Suffix:

Title:

Executive Director

Organizational Affiliation:

* Telephone Number:

715-836-5180

Fax Number:

715-836-2902

* Email:

waykk@uwec.edu

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The Blugold Real Estate Foundation, Inc., intends to cleanup and redevelop the County Materials Corp. property, a former industrial site located at 1061 Menomonie Street in Eau Claire, Wisconsin

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

| | |
|---------------------|---|
| * a. Federal | <input type="text" value="200,000.00"/> |
| * b. Applicant | <input type="text" value="40,000.00"/> |
| * c. State | <input type="text" value="0.00"/> |
| * d. Local | <input type="text" value="0.00"/> |
| * e. Other | <input type="text" value="0.00"/> |
| * f. Program Income | <input type="text" value="0.00"/> |
| * g. TOTAL | <input type="text" value="240,000.00"/> |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: